PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-310019.0000 RES
B16 2026

sale

2023 CLAYBAUGH ERIN DENEE	2015-01-09	
2024 CLAYBAUGH ERIN DENEE	2015-01-09	
2025 CLAYBAUGH ERIN DENEE	2015-01-09	
2026 CLAYBAUGH ERIN DENEE	2015-01-09 PT NE 1/4 S31 .631A	
12674 SR 309	2FD	
	$125,000	
KENTON OH 43326		

Eff Rate: – 43.46 — 45.84 — 45.76 — 45.76 — a/r

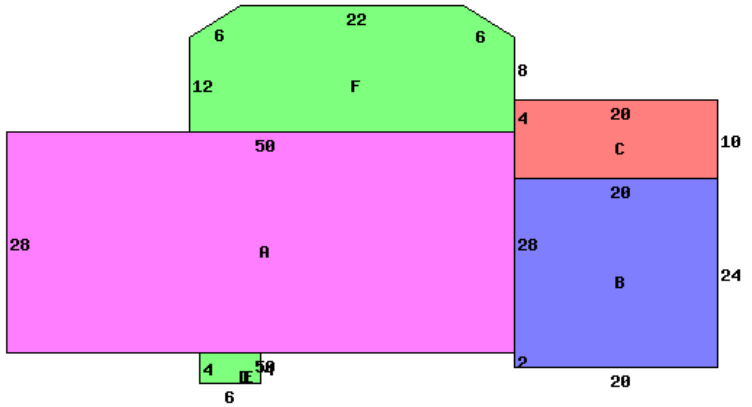
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	.6300	.6300	.6300	.6300	.6300			
Land100%	14030	14030	14030	14030		14030	16140	16150
Bldg100%	152460	152460	152460	152460		152460	193430	193420
Totl100%	166490t	166490t	166490t	166490t		166490t	209570t	209570t
Cauv100%								
Tax Value:								
Land 35%	4910	4910	4910	4910		4910	5650	5650
Bldg 35%	53360	53360	53360	53360		53360	67700	67700
Totl 35%	58270t	58270t	58270t	58270t		58270t	73350t	73350t
Hmstd35%								
Owner Oc	49.90	49.86	49.32	49.32	49.32			
Hmstd RB								
Net Tax	2282.98	2421.78	2420.02	2420.02	2420.02			
Sp-Asmnt	28.81	47.21	47.21	47.21				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1400		a	*MAIN
	F2	G		480	11520	b	GRAGE
1	F/C	A		200		c	ADDTN
	STP	P		24	100	d	PORCH
	CAN	P		24	190	e	PORCH
	DK	P		492	7380	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
14	2	2015-01-09	CLAYBAUGH ERIN DENEE	2FD		125000	8200	92460
17	2	2015-01-09	BROCKLESBY HAROLD L TRUST	2MT	*	0	8200	92460
537	2	2002-12-18	BROCKLESBY HAROLD L & VI	2QC	*	0	6230	83830
426	2	1993-05-19	BROCKLESBY HAROLD L & VI	2WD		70000	0	50800
654	1	1990-08-14		1UN	*	63000	0	50800
713	1	1988-08-30		1WD		56000	0	50800

Year	Land	Bldg	Total	Net Tax
2022	3440	45280	48720	2186.64
2021	3440	45280	48720	2194.92

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
251	PFISTER #909 BLANCHARD RIVER	XA/2025			
252	OATES #1011 BLANCHARD RIVER	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			



12674 SR 309 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1600	125710
	Basement		1400	25910
	Subtotal			151620
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall		X	Air Conditioning	2830
Unfinished Wall	X		Plumbing	1400
Floor/Hardwood		X	Garages and Carports	11520
Floor/Carpet		X	Extra Features	7670
Number of Rooms	1	7	Total Value	175040
Bedrooms		3		
			PUB ELECTRIC	
Central Heat		A	PUB GAS	
FORCED AIR			PRIV WATER	
Central A/C		A	PRIV SEWER	
Plumbing			PUB PAVED ST/RD	
Standard	1			
Extra 2 Fixture	1		Neighborhood:	
			Code:	3300
			Dwl/Gar/NC%	1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1600		C	1964GD	175040	.35		193420

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.6300				20700	20700	16150	16150

Call Back: Sign: PSN Date: 2015-11-13 Lister:

33-310019.0000-v082020R