PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-310026.0000 RES
B35 2026

sale

2023 WINGFIELD THOMAS A ET	2015-02-24	
2024 WINGFIELD THOMAS A ET	2015-02-24	
2025 WINGFIELD THOMAS A ET	2015-02-24	
2026 WINGFIELD THOMAS A ETAL	2015-02-24	PT NE1/4 S31 3.00A
12647 SR 309	1FD	SEE PCL 33-310026.01 FOR
	$0	REST OF SPECIALS
KENTON OH 43326		
2028 TMBB LLC	2026-08-25	
12647 SR 309	7WD	
KENTON OH 43326		

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

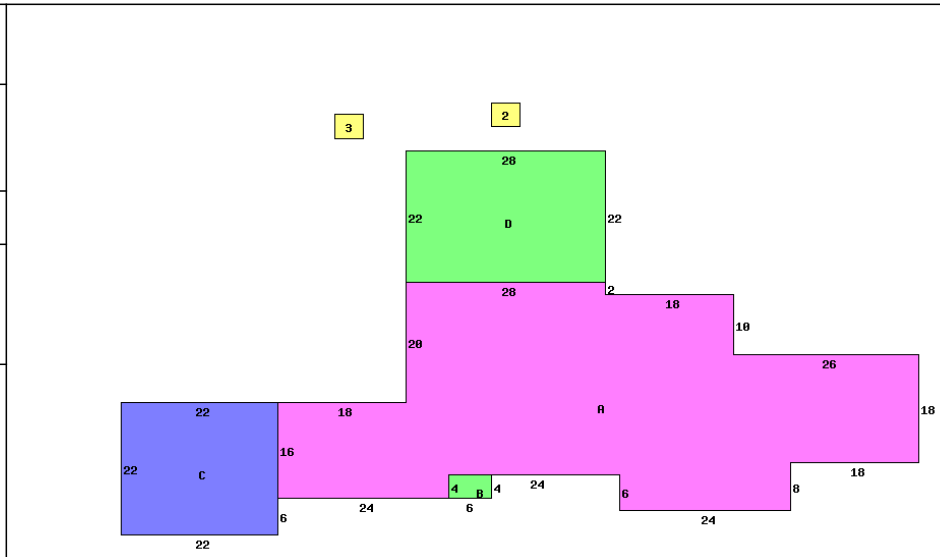
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	28000	28000	28000	28000		28000	30710	30700
Bldg100%	141340	141340	141340	141340		141340	179110	179110
Totl100%	169340t	169340t	169340t	169340t		169340t	209830t	209810t
Cauv100%								
Tax Value:								
Land 35%	9800	9800	9800	9800		9800	10750	10750
Bldg 35%	49470	49470	49470	49470		49470	62690	62690
Totl 35%	59270t	59270t	59270t	59270t		59270t	73440t	73430t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2372.90	2514.06	2511.72	2511.72	2511.72			
Sp-Asmnt	35.41	35.63	38.63	38.63				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		2376		a	*MAIN
	OFP	P		24	720	b	PORCH
	F	G		484	11620	c	GRAGE
	PAT	P		616	1850	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
377	7	2026-08-25	TMBB LLC	7WD	*	0	28000	141340
85	1	2015-02-24	WINGFIELD THOMAS A ETAL	1DF	*	0	16510	106090
686	1	2006-11-08	SCOTT RICHARD L	1WD		131500	15910	109860
532	1	2003-11-21	WINGFIELD ROBERT & BARBA	1WD	*	0	14000	93890
676	1	2003-11-17	WINGFIELD THOMAS & MARJO	1SH		71000	14000	93890
1074	1	1995-11-01	SCOTT RICHARD L	1QC	*	0	15800	69400

Year	Land	Bldg	Total	Net Tax
2022	6510	43490	50000	2291.30
2021	6510	43490	50000	2299.82

project			ben acres	/ %	factor
131	BLANCHARD RIVER MAINT	XA/2025			
902	MAIN DISTRICT CONSERVANCY	XA/2025			
235	KELLOGG #983 - BLANCHARD	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
251	PFISTER #909 BLANCHARD RIVER	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			
252	OATES #1011 BLANCHARD RIVER	XA/2025			



12647 SR 309 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2376	157480
	Basement		1188	22130
	Subtotal			179610
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Fireplaces	2000
Panelled Wall	X	Plumbing	2100
Unfinished Wall	X	Garages and Carports	11620
Floor/Carpet	X	Extra Features	2570
Floor/Tile-Lino	L	Total Value	197900
Number of Rooms	1 8		
Bedrooms	3	PUB ELECTRIC	
		PUB GAS	
Fireplace		PRIV WATER	
Openings	1	PRIV SEWER	
Stacks	1	PUB PAVED ST/RD	
Central Heat	A		
FORCED AIR		Neighborhood:	
Plumbing		Code:	3300
Standard	1	Dwl/Gar/NC%	1.7000
Extra 3 Fixture	1		

	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		2376		C	1960FR	197900	.47		178310
2	Pool	*NV	20X40	800			OLD/	0			0
3	Shed	*SV		185			1960AV	800			800

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	2.0000				5000	5000	10000	10000

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