

PLEASANT TWP  
KENTON SD

00320

Hardin County, Ohio  
Michael T. Bacon, Auditor

33-310031.0000  
B32

RES  
2024

sale

Eff Rate:- 49.77 — 49.60 — 43.46 — 45.84 — a/r

2021 GIBSON ROGER R & KARE	2005-03-04
2022 GIBSON ROGER R & KARE	2005-03-04
2023 GIBSON ROGER R & KARE	2005-03-04
2024 GIBSON ROGER R & KAREN	2005-03-04 PT NE4 COR NW4 S31
12547 SR 309	2WD 1.794A
\$30,000	
KENTON OH 43326	07.0-05-31-031

Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	511	511	511	511	511
Acres	1.7940	1.7940	1.7940	1.7940	
Land100%	14970	14970	21970	21970	21970
Bldg100%	170710	170710	211800	211800	211800
Totl100%	185690t	185690t	233770t	233770t	233770t
Cauvl00%					

Orig Tax Year 2003  
Parent: 33-310002.0000

Tax Value:					
Land 35%	5240	5240	7690	7690	7690
Bldg 35%	59750	59750	74130	74130	74130
Totl 35%	64990t	64990t	81820t	81820t	81820t
Hmstd35%	60960	60960	76240	76240	
Owner Oc	57.54	57.56	65.30	65.22	hmstd 6300 l 69940 b
Hmstd RB					
Net Tax	2931.74	2920.68	3210.42	3405.36	
Sp-Asmnt	27.00	27.00	31.00	27.00	

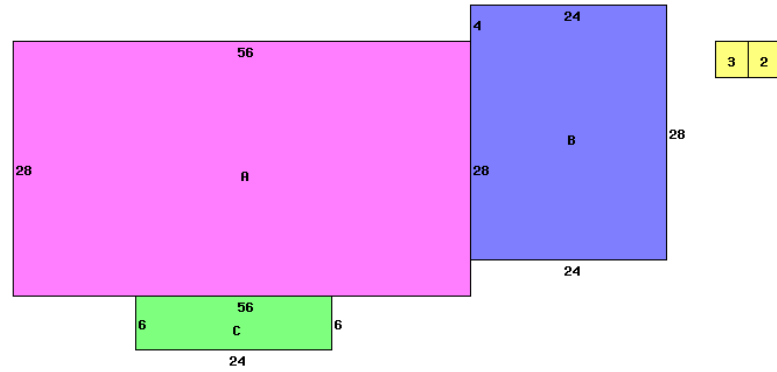
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE			
1 B	F	M		1568		a	*MAIN	
	F	G		672	16130	b	GRAGE	
	OFF	P		144	4320	c	PORCH	

2023 INFORMAL CHANGED CONDT TO AV

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
138	2	2005-03-04	GIBSON ROGER R & KAREN S	2WD	30000	5370	0
221	2	2002-05-06	WIES THOMAS D & SONYA A	2WD	8500	0	0

Year	Land	Bldg	Total	Net Tax
2020	5240	59750	64990	2530.90
2019	5030	47830	52860	1976.02

Project		ben acres	/ %	factor
131	BLANCHARD RIVER MAINT			XA/2024
251	PFFSTER #909 BLANCHARD RIVER			XA/2024
252	OATES #1011 BLANCHARD RIVER			XA/2024
921	BLANCHARD RIVER MAINT			XA/2023
500	HARDIN COUNTY LANDFILL			XA/2024



12547 SR 309 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level		
Main	FRAME	1568 123200
Basement		1568 29010
Subtotal		152210
Shingle	Roof	GABLE
B 1 2 U A		
Plaster/Drywall	D	Air Conditioning 2780
Unfinished Wall	X	Plumbing 2100
Floor/Carpet	X	Garages and Carports 16130
Floor/Concrete	X	Extra Features 4320
Floor/Tile-Lino	X	Total Value 177540
Number of Rooms 1 5		
Bedrooms 3		
Central Heat	A	PUB ELECTRIC
GEOTHERMAL		PRIV WATER
Central A/C	A	PRIV SEWER
Plumbing		PUB PAVED ST/RD
Standard 1		Topo: ROLLING
Extra 3 Fixture 1		Neighborhood:
		Code: 3300
		Dwl/Gar/NC% 1.3400

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	1568	Rate	Cond	Value	Dpr	Dpr	Value
2 Pole Build		30X40	1200	C	2006AV	.16		199840
3 P	CAN	8X24	192	C	2015AV	.25		10800
					1540	.25		1160
homesite	acres/	effective	depth	actual	effective	extended	true	
small acreage	frontage	frontage	depth	rate	rate	value	value	
	1.0000	18000		5000	18000	18000	18000	
	.7940	5000			5000	3970	3970	

Call Back:

Sign: PSN Date: 2016-02-17 Lister:

33-310031.0000-v082020R