

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-310031.0000
B32

RES
2025

sale

Eff Rate:- 49.60 — 43.46 — 45.84 — 45.76 — a/r

2022 GIBSON ROGER R & KARE	2005-03-04
2023 GIBSON ROGER R & KARE	2005-03-04
2024 GIBSON ROGER R & KARE	2005-03-04
2025 GIBSON ROGER R & KAREN	2005-03-04 PT NE4 COR NW4 S31
12547 SR 309	2WD 1.794A
KENTON OH 43326	\$30,000

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	511	511	511	511	511	511
Acres	1.7940	1.7940	1.7940	1.7940	1.7940	
Land100%	14970	21970	21970	21970	21970	21970
Bldg100%	170710	211800	211800	211800	211800	211800
Totl100%	185690t	233770t	233770t	233770t	233770t	233770t
Cauvl00%						

Orig Tax Year 2003
Parent: 33-310002.0000

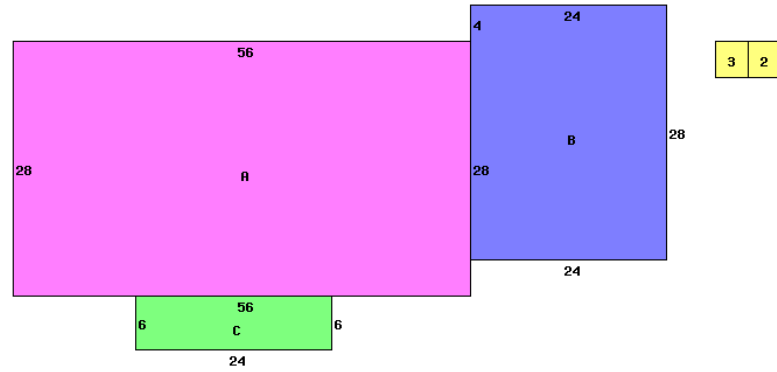
Tax Value:						
Land 35%	5240	7690	7690	7690	7690	7690
Bldg 35%	59750	74130	74130	74130	74130	74130
Totl 35%	64990t	81820t	81820t	81820t	81820t	81820t
Hmstd35%	60960	76240	76240	76240	76240	
Owner Oc	57.56	65.30	65.22	64.54	64.54	hmstd 6300 l 69940 b
Hmstd RB						
Net Tax	2920.68	3210.42	3405.36	3402.80	3402.80	
Sp-Asmnt	27.00	31.00	27.00	30.00		

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

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
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
2021	5240	59750	64990	2931.74
2020	5240	59750	64990	2530.90

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



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
GEOHERMAL		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	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	1568	1568		C	2006AV	177540	.16		199840
2 Pole Build		30X40	1200		C	2015AV	14400	.25		10800
3 P	CAN	8X24	192		C	2015AV	1540	.25		1160
homesite	1.0000	effective	depth	actual	effective	extended	true			
small acreage	.7940	frontage	depth	rate	rate	value	value			
				5000	5000	18000	18000			
						3970	3970			

Call Back:

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

33-310031.0000-v082020R