PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-310031.0000 RES
B32 2026

sale

2023 GIBSON ROGER R & KARE	2005-03-04	
2024 GIBSON ROGER R & KARE	2005-03-04	
2025 GIBSON ROGER R & KARE	2005-03-04	
2026 GIBSON ROGER R & KAREN	2005-03-04	PT NE4 COR NW4 S31
12547 SR 309	2WD	1.794A
	$30,000	
KENTON OH 43326		

Orig Tax Year 2003
Parent: 33-310002.0000

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

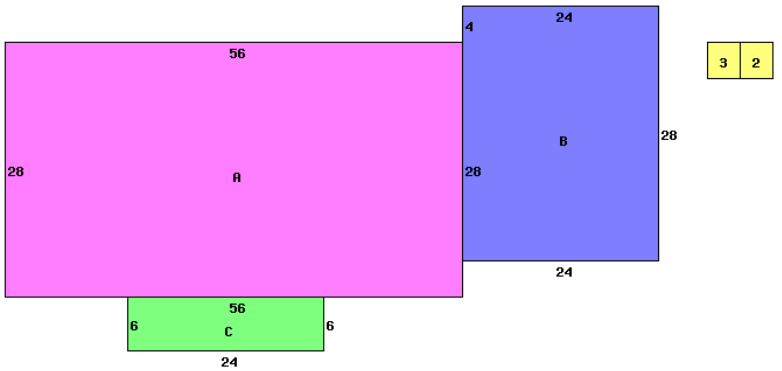
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.7940	1.7940	1.7940	1.7940	1.7940			
Land100%	21970	21970	21970	21970		21970	24660	24670
Bldg100%	211800	211800	211800	211800		211800	265490	265490
Totl100%	233770t	233770t	233770t	233770t		233770t	290140t	290160t
Cauv100%								
Tax Value:								
Land 35%	7690	7690	7690	7690		7690	8630	8630
Bldg 35%	74130	74130	74130	74130		74130	92920	92920
Totl 35%	81820t	81820t	81820t	81820t		81820t	101550t	101560t
Hmstd35%	76240	76240	76240	76240		76240	95990	
Owner Oc	65.30	65.22	64.54	64.54	64.54	hmstd 6300 l	69940 b	
Hmstd RB								
Net Tax	3210.42	3405.36	3402.80	3402.80	3402.80			
Sp-Asmnt	31.00	27.00	30.00	30.00				

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

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
2022	5240	59750	64990	2920.68
2021	5240	59750	64990	2931.74

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1568	123200
	Basement		1568	29010
	Subtotal			152210
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall			D		
Unfinished Wall	X				
Floor/Carpet			X		
Floor/Concrete	X				
Floor/Tile-Lino			X		
Number of Rooms		1	5		
Bedrooms			3		
Central Heat			A		
GEOTHERMAL					
Central A/C			A		
Plumbing					
Standard		1			
Extra 3 Fixture		1			

Air Conditioning	2780
Plumbing	2100
Garages and Carports	16130
Extra Features	4320
Total Value	177540
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Topo: ROLLING	
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		1568		C	2006AV	177540	.16		253530
2	Pole Build		30X40	1200		C	2015AV	14400	.25		10800
3	P	CAN	8X24	192		C	2015AV	1540	.25		1160

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	.7940				5000	5000	3970	3970

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