

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 |
| \$30,000 | |

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

KENTON OH 43326

Orig Tax Year 2003
Parent: 33-310002.0000

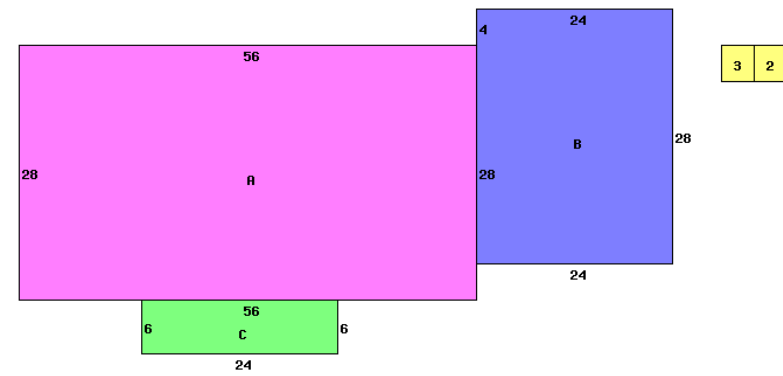
| | | | | | |
|------------|---------|---------|---------|---------|----------------------|
| Tax Value: | | | | | |
| Land 35% | 5240 | 7690 | 7690 | 7690 | 7690 |
| Bldg 35% | 59750 | 74130 | 74130 | 74130 | 74130 |
| Totl 35% | 64990t | 81820t | 81820t | 81820t | 81820t |
| Hmstd35% | 60960 | 76240 | 76240 | 76240 | |
| Owner Oc | 57.56 | 65.30 | 65.22 | 64.54 | hmstd 6300 l 69940 b |
| Hmstd RB | | | | | |
| Net Tax | 2920.68 | 3210.42 | 3405.36 | 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 | |
| | OFFP | 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 & SONIA 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 |
| 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 | Grade | Blt/Renov | Replace | Phy | Fnc | True |
| 1 DWELLING | 1 B F | 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 | 3970 | 3970 | | |