

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-320003.0000
B40

RES
2025

sale

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

2022 WALLACE LORI A & DAWN	2016-06-21
2023 WALLACE LORI A & DAWN	2016-06-21
2024 WALLACE LORI A & DAWN	2016-06-21
2025 WALLACE LORI A & DAWN N	2016-06-21 PT SW1/4 NW1/4 S32 15.969
13231 SR 309	LWD
KENTON OH 43326	\$280,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	512	512	512	512	512
Acres	15.9700	15.9700	15.9700	15.9700	
Land100%	29860	46770	46770	46770	46760
Bldg100%	276600	302400	302400	302400	302400
Totl100%	306460t	349170t	349170t	349170t	349160t
Cauvl00%					
Tax Value:					
Land 35%	10450	16370	16370	16370	16370
Bldg 35%	96810	105840	105840	105840	105840
Totl 35%	107260t	122210t	122210t	122210t	122210t
Hmstd35%				106510	
Owner Oc				90.16	
Hmstd RB					
Net Tax	4915.30	4892.74	5183.80	5088.80	
Sp-Asmnt	25.94	25.94	57.94	57.94	

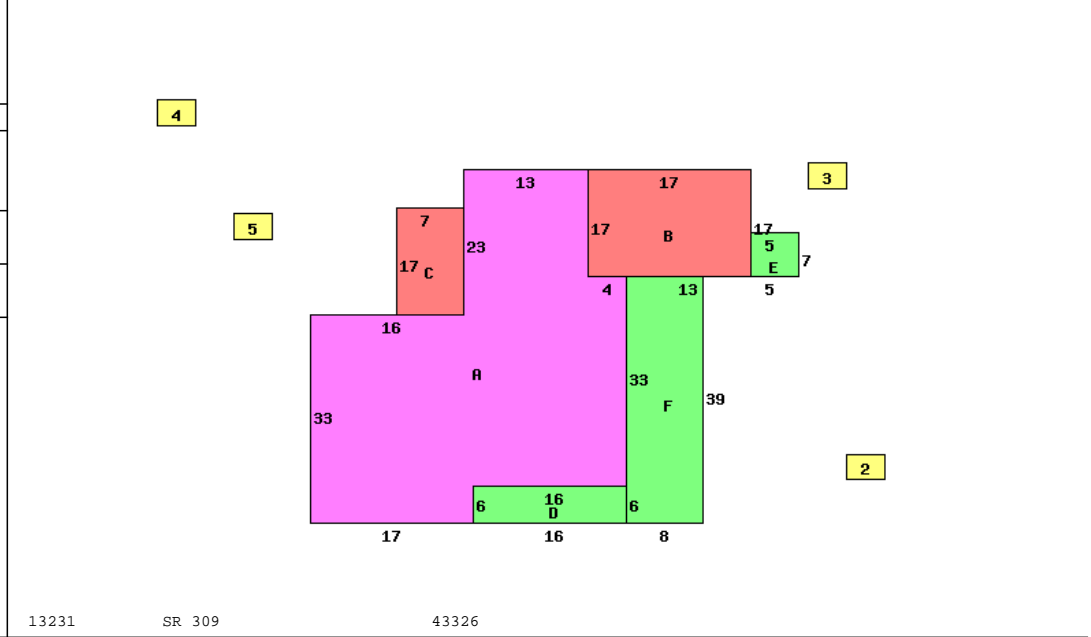
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	B	M		1316			
1	F	A		289			b ADDTN
1 B	F	A		119			c ADDTN
	STP	P		96	380		d PORCH
	OPF	P		35	1050		e PORCH
	PAT	P		312	940		f PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
244	1	2016-06-21	WALLACE LORI A & DAWN N	LWD	280000	27770	105970
429	1	2002-10-09	HICKS OMEA	LCT *	0	24260	67340
365	1	1999-06-29	HICKS JAMES E & OMEA	LWD	221000	30890	55800
443	1	1995-05-25	AUGSBURGER M JEAN	WD	149000	0	50600

Year	Land	Bldg	Total	Net Tax
2021	10450	96810	107260	4933.52
2020	10450	96810	107260	4272.72

project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



13231 SR 309 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	
Main	BRICK 1724 140180
Full Upper	BRICK 1316 69580
Basement	1435 26560
Subtotal	236320
Shingle	Roof MANSARD
Plaster/Drywall	D P Air Conditioning 5260
Unfinished Wall	X Plumbing 2100
Floor/Pine	X X Extra Features 2370
Floor/Carpet	X Total Value 246050
Floor/Tile-Lino	T
Number of Rooms	3 4 3 PUB ELECTRIC
Bedrooms	1 3 PRIV WATER
Central Heat	A PRIV SEWER
FORCED AIR	PUB PAVED ST/RD
Central A/C	A Topo: ROLLING
Plumbing	Neighborhood:
Standard	1 Code: 3300
Extra 3 Fixture	1 Dwl/Gar/NC% 1.3400

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B B				B-	1885VG	295260	.30	276950
2 Garage	1 CB 0	26X32	832		C	OLD/AV	19970	.65	9370
3 Pole Build	1 P 1	100X30	3000		C	OLD/AV	36000	.65	12600
4 POND	*2.4AC		0			OLD/	0		0
5 Shelter		27X30	810		C	OLD/GD	8710	.60	3480
homesite	1.0000	effective	depth	actual	effective	extended	true		
small acreage	14.3800	frontage	depth	rate	rate	value	value		
road	.5900			5000	2000	28760	28760		