

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-320004.0000
B39

RES
2025

sale

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

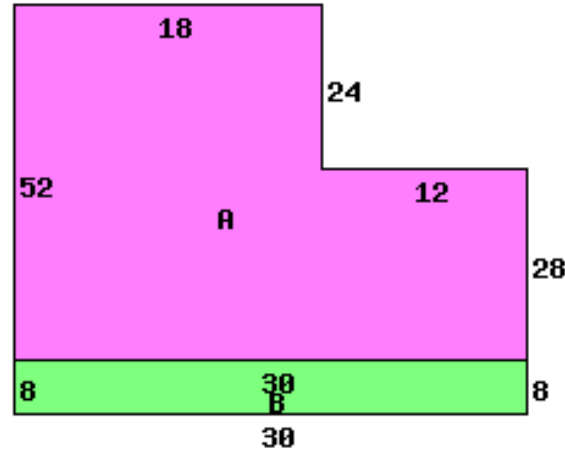
2022 COCHRAN BEVERLY J	2007-05-29	
2023 COCHRAN BEVERLY J	2007-05-29	
2024 COCHRAN BEVERLY J	2007-05-29	
2025 COCHRAN BEVERLY J	2007-05-29	PT SW1/4 NW1/4 32 5.00A
13095 SR 309	LWD	
KENTON OH 43326	\$79,000	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	5.0000	5.0000	5.0000	5.0000	
Land100%	22200	34000	34000	34000	34000
Bldg100%	76310	88770	88770	88770	88780
Totl100%	98510t	122770t	122770t	122770t	122780t
Cauvl00%					
Tax Value:					
Land 35%	7770	11900	11900	11900	11900
Bldg 35%	26710	31070	31070	31070	31070
Totl 35%	34480t	42970t	42970t	42970t	42970t
Hmstd35%	31120	37370	37370	37370	
Owner Oc	29.38	32.00	31.98	31.64	hmstd 6300 l 31070 b
Hmstd RB	392.70	359.26	407.30	421.50	
Net Tax	1158.00	1329.08	1383.38	1367.84	
Sp-Asmnt	21.94	21.94	35.93	35.93	

SHB+ 1 B	CONS F OFF	TYPE M P	FACT	SQ-FT 1272 240	VALUE 7200	a b	*MAIN PORCH
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
253	1	2007-05-29	COCHRAN BEVERLY J	LWD	79000	19510	20540
60	1	2007-02-07	HSCB MORTGAGE SERVICES I	IDD	50000	19510	20540
284	1	2001-06-13	CRITCHFIELD GREGORY J &	LWD	38000	16600	13230
804	0	1987-09-16		*	0	0	22710

Year	Land	Bldg	Total	Net Tax
2021	7770	26710	34480	1162.40
2020	7770	26710	34480	1003.70

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



13095 SR 309 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	Floor Level	Sq-Ft	Value
1	Main	1272	105160
	Basement	816	15260
	Subtotal		120420
	Metal Roof		GABLE
	Plaster/Drywall	X	Air Conditioning 2290
	Panelled Wall	X	Extra Features 7200
	Unfinished Wall	X	Total Value 129910
	Floor/Carpet	X	
	Floor/Tile-Lino	L	PUB ELECTRIC
	Number of Rooms	1 6	PRIV WATER
	Bedrooms	3	PRIV SEWER
	Central Heat	A	PUB PAVED ST/RD
	FORCED AIR		Topo: LOW
	Central A/C	A	Neighborhood:
	Plumbing		Code: 3300
	Standard	1	Dwl/Gar/NC% 1.3400

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F		1272		D+	1950GD	110420	.40		88780
homesite	1.0000	effective	depth	actual	rate	effective	extended	value	value	value
small acreage	4.0000	frontage	depth	factor	rate	rate	value	18000	18000	16000

Call Back:

Sign: PSN Date: 2015-11-13 Lister:

33-320004.0000-v082020R