

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-320007.0000
B11

RES
2025

sale

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

2022 SPEARMAN TIMOTHY J &	2014-09-17	
2023 SPEARMAN TIMOTHY J &	2014-09-17	
2024 SPEARMAN TIMOTHY J &	2014-09-17	
2025 SPEARMAN TIMOTHY J & FA	2014-09-17	PT W 1/2 S32 16.27A
13246 SR 309		1SD
KENTON OH 43326		\$165,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	512	512	512	512	512
Acres	16.2700	16.2700	16.2700	16.2700	
Land100%	30910	48540	48540	48540	48540
Bldg100%	152200	175170	175170	175170	175180
Totl100%	183110t	223710t	223710t	223710t	223720t
Cauv100%	44890	44890	44890	44890	
Tax Value:					
Land 35%	10820	16990	16990	16990	16990
Bldg 35%	53270	61310	61310	61310	61310
Totl 35%	64090t	78300t	78300t	78300t	78300t
Hmstd35%	57220	67030	67030	67030	
Owner Oc	54.02	57.40	57.34	56.74	hmstd 6300 l 60730 b
Hmstd RB					
Net Tax	2882.98	3077.40	3263.92	3261.42	
Sp-Asmnt	30.98	30.98	46.24	46.24	

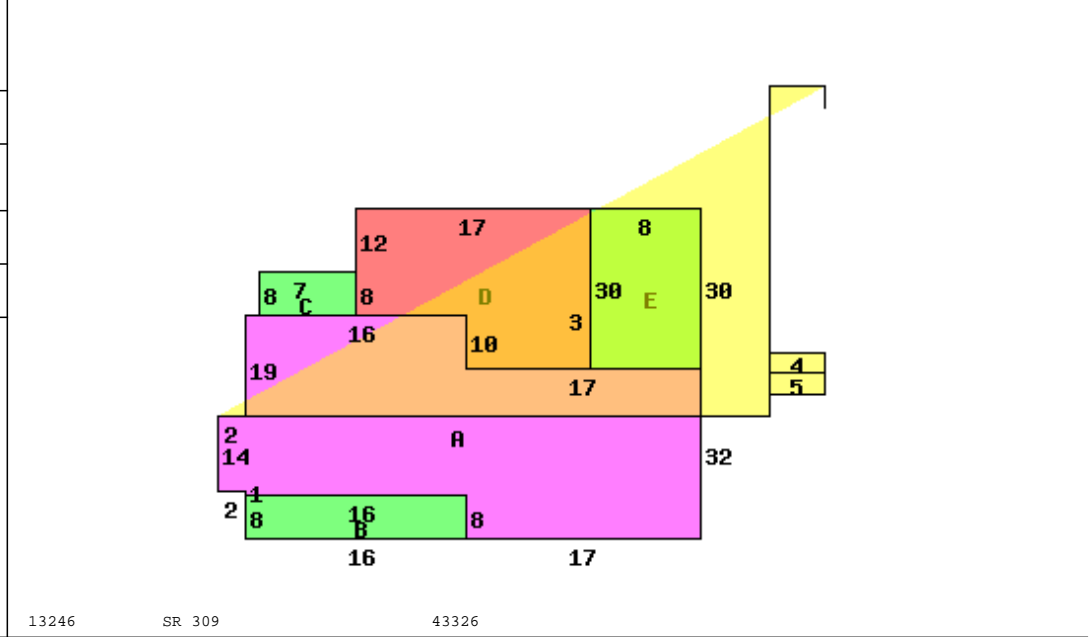
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	B	M		1116		a	*MAIN
	STP	P		128	510	b	PORCH
	STP	P		56	220	c	PORCH
1H	B/C	A		430		d	ADDTN
	EFP	P		240	9600	e	PORCH

#: 8 9 L/W
333200080000 8.63a
333200090000 7.37a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
405	1	2014-09-17	SPEARMAN TIMOTHY J & FAIT	1SD	165000	28830	121970
843	1	1992-09-09		LWD *	0	0	63510
461	1	1992-05-20		LUN *	0	0	63510

Year	Land	Bldg	Total	Net Tax
2021	10820	53270	64090	2893.86
2020	10820	53270	64090	2498.60

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



13246 SR 309 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level		
Main	BRICK	1546 134290
Full Upper	BRICK	1116 67920
Part Upper	BRICK	430 26140
Basement		1116 20790
Subtotal		249140
Metal	HIP	
Roof		
Plaster/Drywall	P P	Plumbing 2100
Panelled Wall	X	Extra Features 10330
Unfinished Wall	X	Total Value 261570
Floor/Pine	X X	
Floor/Tile-Lino	L T	PUB ELECTRIC
Number of Rooms	2 4 5	PRIV WATER
Bedrooms	5	PRIV SEWER
Central Heat	A	PUB PAVED ST/RD
FORCED AIR		Topo: LOW
Plumbing		Neighborhood:
Standard	1	Code: 3300
Extra 3 Fixture	1	Dwl/Gar/NC% 1.3400

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B B		3092		C+	1879AV		287730	.55		173500
3 Shed	*SV	16X24	0			OLD/PR		400			400
4 Flat Barn		20X56	1120		D	OLD/PR		10750	.80	.50	1080
5 Lean-To	*SV	16X16	256			OLD/FR		200			200
homesite		acres/ frontage	effective frontage	depth	actual factor	rate	effective rate	extended value			true value
small acreage		1.0000	18000			5000	18000	30540			18000

Call Back: Sign: PSN Date: 2015-11-13 Lister: 33-320007.0000-v082020R