

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

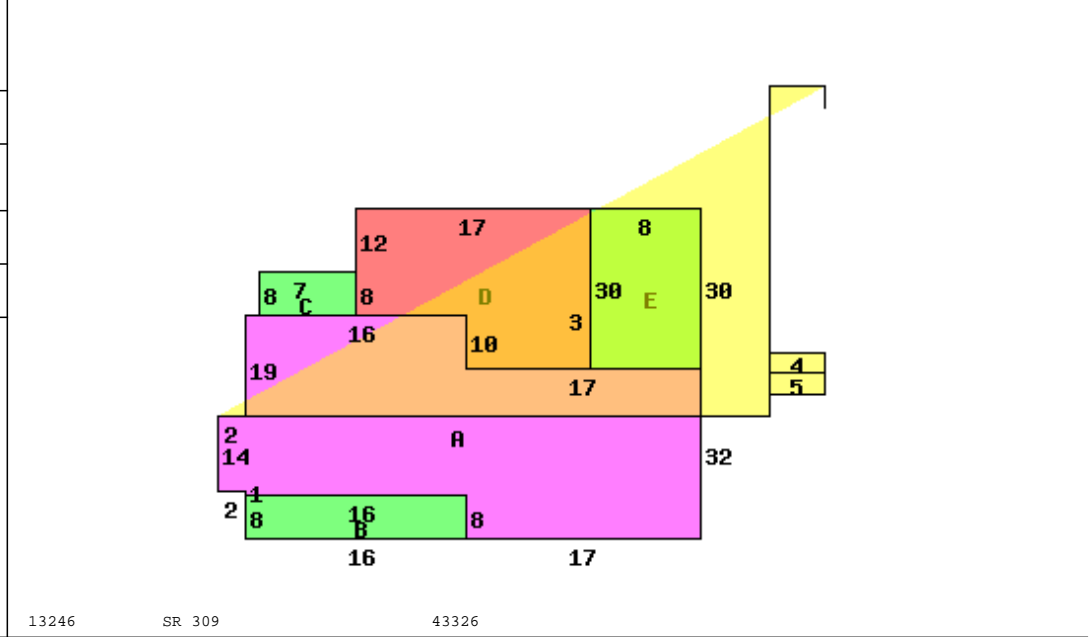
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	B	M		1116		b	PORCH
	STP	P		128	510	c	PORCH
	STP	P		56	220	d	ADDTN
1H	B/C	A		430		e	PORCH
	EFF	P		240	9600		

#: 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	Roof	HIP	
	B 1 2 U A		
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	
		PUB PAVED ST/RD	
Central Heat	A	Topo: LOW	
FORCED AIR			
Plumbing		Neighborhood:	
Standard	1	Code:	3300
Extra 3 Fixture	1	Dwl/Gar/NC%	1.3400

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B B							Value
3 Shed	*SV	16X24	0		1879AV	.55		173500
4 Flat Barn		20X56	1120	D	OLD/PR	.80	.50	400
5 Lean-To	*SV	16X16	256		OLD/FR			1080
								200
homesite	acres/	effective	depth	actual	effective	extended	true	
small acreage	frontage	frontage	depth	rate	rate	value	value	
	1.0000			18000	18000	18000	18000	
	15.2700			5000	2000	30540	30540	