PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-320007.0000 RES
B11 2026

## sale

| | | |
|---|---|---|
| 2023 SPEARMAN TIMOTHY J & | 2014-09-17 | |
| 2024 SPEARMAN TIMOTHY J & | 2014-09-17 | |
| 2025 SPEARMAN TIMOTHY J & | 2014-09-17 | |
| 2026 SPEARMAN TIMOTHY J & FA | 2014-09-17 PT W 1/2 S32 | 16.27A |
| 13246 SR 309 | 1SD | |
| | $165,000 | |
| KENTON OH 43326 | | |

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

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 512 | 512 | 512 | 512 | 0 | 512 | 512 | 512 |
| Acres | 16.2700 | 16.2700 | 16.2700 | 16.2700 | 16.2700 | | | |
| Land100% | 48540 | 48540 | 48540 | 48540 | | 44890 | 44890 | 51240 |
| Bldg100% | 175170 | 175170 | 175170 | 175170 | | 175170 | 221800 | 221790 |
| Totl100% | 223710t | 223710t | 223710t | 223710t | | 220060t | 266690t | 273030t |
| Cauv100% | 44890 | 44890 | 44890 | 44890 | | 44890 | 44890 | |
| Tax Value: | | | | | | | | |
| Land 35% | 16990 | 16990 | 16990 | 16990 | | 16990 | 17930 | 17930 |
| Bldg 35% | 61310 | 61310 | 61310 | 61310 | | 61310 | 77630 | 77630 |
| Totl 35% | 78300t | 78300t | 78300t | 78300t | | 78300t | 95560t | 95560t |
| Hmstd35% | 67030 | 67030 | 67030 | 67030 | | 67030 | 84290 | |
| Owner Oc | 57.40 | 57.34 | 56.74 | 56.74 | 56.74 | hmstd 6300 l | 60730 b | |
| Hmstd RB | | | | | | | | |
| Net Tax | 3077.40 | 3263.92 | 3261.42 | 3261.42 | 3261.42 | | | |
| Sp-Asmnt | 30.98 | 46.24 | 46.24 | 46.24 | | | | |

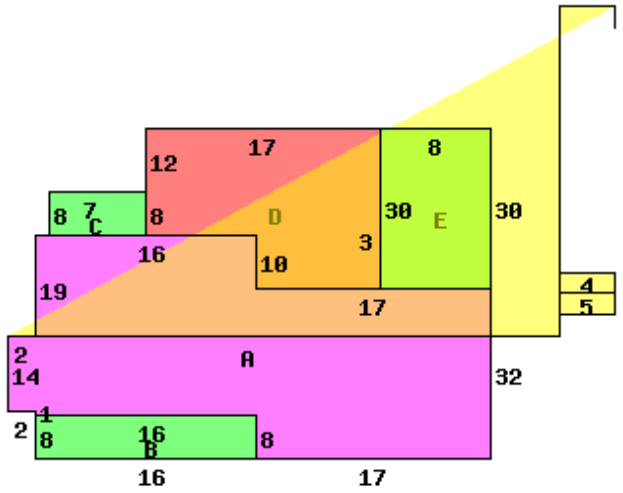
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 2 B | B | M | | 1116 | | a | *MAIN |
| | STP | P | | 128 | 510 | b | PORCH |
| | STP | P | | 56 | 220 | c | PORCH |
| 1H | B/C | A | | 430 | | d | ADDTN |
| | EFP | P | | 240 | 9600 | e | PORCH |

#: 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 | | 1WD | * | 0 | 0 | 63510 |
| 461 | 1 | 1992-05-20 | | 1UN | * | 0 | 0 | 63510 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 10820 | 53270 | 64090 | 2882.98 |
| 2021 | 10820 | 53270 | 64090 | 2893.86 |

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




13246 SR 309 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 2 | | | | |
| 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% | 1.7000 |

| | Bldg Type | SHB+Cons | DixHt FtxFt | 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 | | 220110 |
| 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 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| homesite | 1.0000 | | | | 20700 | 20700 | 20700 | 20700 |
| small acreage | 15.2700 | | | | 5000 | 2000 | 30540 | 30540 |

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