PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-340036.0000 RES
N32 2026

sale

2023 NEWMAN TODD A & JULIE	2022-02-17	
2024 BUSHONG JESSICA	2023-01-06	
2025 BUSHONG JESSICA	2023-01-06	
2026 BUSHONG JESSICA	2023-01-06	PT SE 1/4 TR 3 S34 .62A
15733 SR 309	1WD	
	$137,022	
KENTON OH 43326		

2028 MODD ERIC	2026-08-06	
15733 SR 309	1WD	
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	511	511	511	511	0	511	511	511
Acres	.6200	.6200	.6200	.6200	.6200			
Land100%	14030	14030	14030	14030		14030	16140	16150
Bldg100%	131460	131460	131460	131460		131460	166770	166770
Totl100%	145490t	145490t	145490t	145490t		145490t	182910t	182920t
Cauv100%								
Tax Value:								
Land 35%	4910	4910	4910	4910		4910	5650	5650
Bldg 35%	46010	46010	46010	46010		46010	58370	58370
Totl 35%	50920t	50920t	50920t	50920t		50920t	64020t	64020t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2038.62	2159.88	2157.88	2157.88	2157.88			
Sp-Asmnt	24.16	35.05	35.05	35.05				

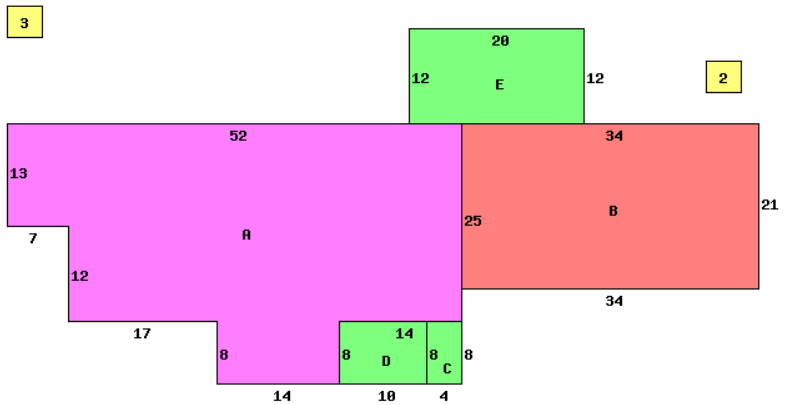
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1328		a	*MAIN
1	F/C	A		714		b	ADDTN
	STP	P		32	130	c	PORCH
	OFP	P		80	2400	d	PORCH
	DK	P		240	3600	e	PORCH

#: 37 L/W
333400370000 .12a

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
305	1	2026-08-06	MODD ERIC	1WD	*	256500	14030	131460
9	1	2023-01-06	BUSHONG JESSICA	1WD	*	137022	9830	129430
7	1	2023-01-06	NEWMAN JULIE M	1AF	*	0	9830	129430
96	1	2022-02-17	NEWMAN TODD A & JULIE M	1SD	*	0	9830	129430
1108	1	1994-12-01	NEWMAN TODD A & PAMELA S	1SD		70000	0	72230
160	1	1990-03-06		1UN	*	0	0	56110
565	0	1988-07-25			*	0	0	56110
1028	0	1987-12-11			*	0	0	56110

Year	Land	Bldg	Total	Net Tax
2022	3440	45300	48740	2187.54
2021	3440	45300	48740	2195.82

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



15733 SR 309 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2042	139670
	Subtotal			139670
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D		Fireplaces	2000
Panelled Wall	X		Air Conditioning	3610
Floor/Hardwood	X		Plumbing	2100
Floor/Carpet	X		Extra Features	6130
Floor/Tile-Lino	X		Total Value	153510
Number of Rooms	7			
Bedrooms	4		PUB ELECTRIC	
			PUB GAS	
Fireplace			PRIV WATER	
Openings	1		PRIV SEWER	
Stacks	1		PUB PAVED ST/RD	
Central Heat	A			
FORCED AIR			Neighborhood:	
Central A/C	A		Code:	3300
Plumbing			Dwl/Gar/NC%	1.7000
Standard	1			
Extra 3 Fixture	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		2042		C	1972AV	153510	.40		156580
2	Garage		24X26	624		C	1995AV	14980	.60		10190
3	Shed	*NV	10X10	0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.6200				20700	20700	16150	16150

Call Back: Sign: PSN Date: 2015-08-11 Lister: