PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-341003.0000 RES
N77 2026

sale

2023	BROOKS WESLEY C & CHR	2010-02-02
2024	BROOKS WESLEY C & CHR	2010-02-02
2025	BROOKS WESLEY C & CHR	2010-02-02
2026	BROOKS WESLEY C & CHRIS	2010-02-02 MYERS PARKVIEW 13
	11925 CR 175	1WD
		$48,000
	KENTON OH 43326	

2028	RIVAS DIANA &	2026-07-27
	11925 CR 175	1SD
	KENTON OH 43326	

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

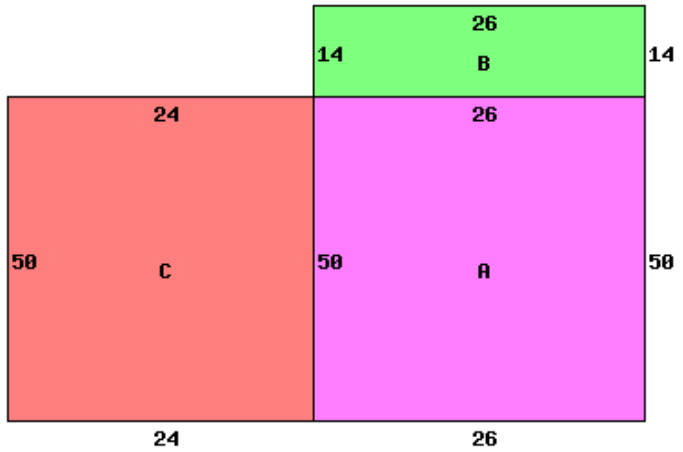
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	25970	25970	25970	25970		25970	29800	29810
Bldg100%	140230	140230	140230	140230		140230	212460	212470
Totl100%	166200t	166200t	166200t	166200t		166200t	242260t	242280t
Cauv100%								
Tax Value:								
Land 35%	9090	9090	9090	9090		9090	10430	10430
Bldg 35%	49080	49080	49080	49080		49080	74360	74360
Totl 35%	58170t	58170t	58170t	58170t		58170t	84790t	84800t
Hmstd35%	51020	51020	51020	51020		51020	75860	
Owner Oc	43.70	43.64	43.20	43.20	43.20	hmstd 9090 l	41930 b	
Hmstd RB								
Net Tax	2285.16	2423.76	2421.90	2421.90	2421.90			
Sp-Asmnt	22.02	36.48	36.48	36.48				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1300		a	*MAIN
	DK	P		364	5460	b	PORCH
1	F	A		1200		c	ADDTN

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
284	1	2026-07-27	RIVAS DIANA &	1SD		365000	25970	140230
42	1	2010-02-02	BROOKS WESLEY C & CHRISTI	1WD	*	48000	15970	99400
474	1	2009-10-28	BANK OF NEW YORK MELLON T	1SH	*	60000	15970	99400
542	1	2003-09-17	HURT RAYETTE & WIGLE SCO	1WD		84900	13630	58310
698	1	2002-12-26	FANNIE MAE	1SD		95000	13630	58310
657	1	1994-07-26	JONES REBECCA E & DAVID	1FD		58000	0	53910
817	1	1992-09-01		1QC	*	0	0	41600
39	1	1991-01-18		1UN	*	0	0	41600

Year	Land	Bldg	Total	Net Tax
2022	6670	40590	47260	2126.60
2021	6670	40590	47260	2134.62

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



11925 CR 175 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2500	163680
	Subtotal			163680
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Fireplaces	2000
Floor/Carpet	X	Air Conditioning	4430
Floor/Tile-Lino	T	Plumbing	3500
Number of Rooms	9	Extra Features	5460
Bedrooms	3	Total Value	179070
Fireplace		PUB ELECTRIC	
Openings	1	PUB GAS	
Stacks	1	PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	3320
Extra 3 Fixture	1	Dwl/Gar/NC%	1.4500
Extra 2 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		2500		C	1956VG	179070	.28		186950		
2	Pole Build		45X54	2430		C	2013AV	36450	.30		25520	ELECTRIC	CONCRET FL

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	110.0000	110.00	265	118	230	271	29810	29810

Call Back: Sign: PSN Date: 2018-05-25 Lister:

33-341003.0000-v082020R