PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-341023.0000 RES
N36 2026

sale

2023	BREIDENBACH BARBARA L	2012-05-10
2024	BREIDENBACH BARBARA L	2012-05-10
2025	BREIDENBACH BARBARA L	2012-05-10
2026	BREIDENBACH BARBARA L	2012-05-10 MYERS PARKVIEW SUB 49
	11927 HILLCREST DR	1AF
		$0
	KENTON OH 43326	

2027	MYERS ASHLEY L	2025-10-20
	11927 HILLCREST DR	1ED
	KENTON OH 43326	

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

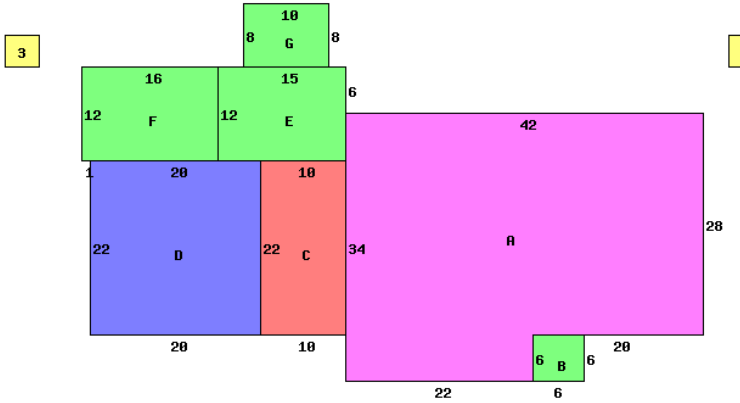
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	25310	25310	25310	25310		25310	29140	29150
Bldg100%	119200	119200	119200	119200		119200	146460	146460
Totl100%	144510t	144510t	144510t	144510t		144510t	175600t	175610t
Cauv100%								
Tax Value:								
Land 35%	8860	8860	8860	8860		8860	10200	10200
Bldg 35%	41720	41720	41720	41720		41720	51260	51260
Totl 35%	50580t	50580t	50580t	50580t		50580t	61460t	61460t
Hmstd35%								
Owner Oc	43.32	43.28	42.82	42.82	42.82			
Hmstd RB	359.26	407.30	421.50	421.50	421.50			
Net Tax	1622.42	1694.88	1679.14	1679.14	1679.14			
Sp-Asmnt	24.80	38.02	38.02	38.02				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1308		a	*MAIN
	OFP	P		36	1080	b	PORCH
1	F/C	A		220		c	ADDTN
	FA F	G		440	12780	d	GRAGE
	OFP	P		180	5400	e	PORCH
	PAT	P		192	580	f	PORCH
	PAT	P		80	240	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
470	1	2025-10-20	MYERS ASHLEY L	1ED		199900	25310	119200
174	1	2012-05-10	BREIDENBACH BARBARA L	1AF	*	0	16170	83140
545	1	2004-08-31	BREIDENBACH THEODORE & B	1SD		122000	14630	70430
551	1	1999-09-29	BOSTELMAN FRANCES	1CT	*	0	13970	53970

Year	Land	Bldg	Total	Net Tax
2022	6510	34180	40690	1433.54
2021	6510	34180	40690	1438.98

project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025		
500	HARDIN COUNTY LANDFILL	XA/2025		
254	WARD #1013 SCIOTO RIVER MAIN	XA/2025		



11927 HILLCREST DR 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1528	120680
	Basement		685	12970
	Subtotal			133650
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		D	
Panelled Wall		X	
Unfinished Wall	X		
Floor/Hardwood		X	
Floor/Carpet		X	
Floor/Tile-Lino		L	
Number of Rooms	1	6	
Bedrooms		3	
Fireplace			
Openings	1		
Stacks	1		
Central Heat		A	
FORCED AIR			
Central A/C		A	
Plumbing			
Standard	1		
Extra 2 Fixture	1		

Fireplaces		2000
Air Conditioning		2600
Plumbing		1400
Garages and Carports		12780
Extra Features		7900
Total Value		160330
PUB ELECTRIC		
PUB GAS		
PUB WATER		
PRIV SEWER		
PUB PAVED ST/RD		
Neighborhood:		
Code:		3320
Dwl/Gar/NC%		1.4500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1528		C	1962GD	160330	.37		146460
2	Shed	*NV	8X12	0			OLD/	0			0
3	Shed	*NV	10X14	0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	110.0000	110.00	220	115	230	265	29150	29150

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

33-341023.0000-v082020R