

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-341030.0000
N65

RES
2025

sale

Eff Rate:- 49.60 — 43.46 — 45.84 — 45.76 — a/r

2022	BAILEY MATTHEW B & SU	2002-04-10
2023	BAILEY MATTHEW B & SU	2002-04-10
2024	BAILEY MATTHEW B & SU	2002-04-10
2025	BAILEY MATTHEW B & SUSAN	2002-04-10
	11812 PARK LANE DR	1WD
	KENTON OH 43326	\$143,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	19290	26170	26170	26170	26180
Bldg100%	133460	161540	161540	161540	161540
Totl100%	152740t	187710t	187710t	187710t	187720t
Cauv100%					

2027	BAILEY SUSAN H	2026-04-07
	11812 PARK LANE DR	1QC
	KENTON OH 43326	

Tax Value:					
Land 35%	6750	9160	9160	9160	9160
Bldg 35%	46710	56540	56540	56540	56540
Totl 35%	53460t	65700t	65700t	65700t	65700t
Hmstd35%	49650	60720	60720	59760	
Owner Oc	46.88	52.00	51.94	50.58	
Hmstd RB					
Net Tax	2403.00	2578.34	2734.86	2733.62	
Sp-Asmnt	25.38	25.38	41.31	41.31	

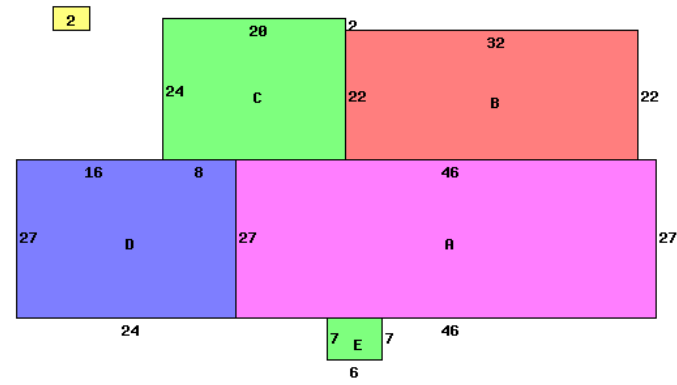
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	B/C	M		1242			
1	B/C	A		704		b	ADDTN
	PAT	P		480	1440	c	PORCH
	B2	G		648	18140	d	GRAGE
	PAT	P		42	130	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
162	1	2026-04-07	BAILEY SUSAN H	1QC *	0	26170	161540
187	1	2002-04-10	BAILEY MATTHEW B & SUSAN	1WD	143000	15140	79910
225	1	1998-04-27	ALLEN JOHN W & PATRICIA	1WD	110000	14400	65570
606	1	1997-10-07	PRUDEN SANDRA A LANGE	1FD *	0	14400	65570
559	1	1994-06-27	LANGE LANCE L TRUST (SAN	1CT *	0	0	73400

Year	Land	Bldg	Total	Net Tax
2021	6750	46710	53460	2412.06
2020	6750	46710	53460	2082.36

p r o j e c t		ben acres	/	%	factor
902	MAIN DISTRICT CONSERVANCY				XA/2025
500	HARDIN COUNTY LANDFILL				XA/2025
254	WARD #1013 SCIOTO RIVER MAIN				XA/2025

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11812 PARK LANE 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS		
Story Height	1	Sq-Ft Value		
Floor Level	Main	BRICK	1946	149670
	Subtotal			149670
Shingle	Roof	HIP		
Plaster/Drywall	D	Fireplaces		2000
Panelled Wall	X	Air Conditioning		3330
Floor/Carpet	X	Plumbing		2100
Floor/Tile-Lino	X	Garages and Carports		18140
Number of Rooms	7	Extra Features		1570
Bedrooms	3	Total Value		176810
Fireplace		PUB ELECTRIC		
Openings	1	PUB GAS		
Stacks	1	PUB 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%		1.1800

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True							
1 DWELLING	1 B	1946	Rate	Grade	Cond	Value	Dpr	Dpr	Value						
2 Pool	VYL0	18X36	648	C	1978AV	32400	.50	.30	11340						
3 P	*NV DK	16X16	256	C	1978	0	.50		0						
4 P	OH	6X24	144	C	2005AV	5470	.50		2740						
5 Shed	F	20X24	480	C	2005AV	5760	.50		2880						
front lot	110.0000	effective frontage	110.00	depth	270	depth factor	119	actual rate	200	effective rate	238	extended value	26180	true value	26180