PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-341030.0000 RES
N65 2026

sale

2023	BAILEY MATTHEW B & SU	2002-04-10
2024	BAILEY MATTHEW B & SU	2002-04-10
2025	BAILEY MATTHEW B & SU	2002-04-10
2026	BAILEY MATTHEW B & SUSA	2002-04-10 MYERS PARKVIEW 23
	11812 PARK LANE DR	1WD
		$143,000
	KENTON OH 43326	

2028	BAILEY SUSAN H	2026-04-07
	11812 PARK LANE DR	1QC
	KENTON OH 43326	

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

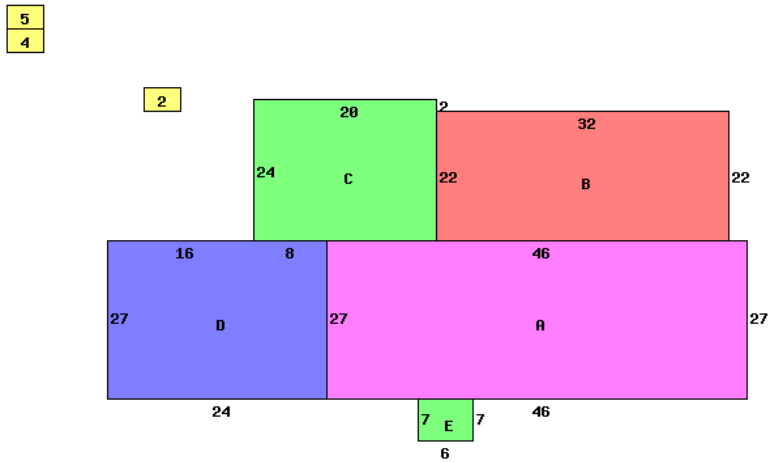
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	26170	26170	26170	26170		26170	30140	30140
Bldg100%	161540	161540	161540	161540		161540	194630	194630
Totl100%	187710t	187710t	187710t	187710t		187710t	224770t	224770t
Cauv100%								
Tax Value:								
Land 35%	9160	9160	9160	9160		9160	10550	10550
Bldg 35%	56540	56540	56540	56540		56540	68120	68120
Totl 35%	65700t	65700t	65700t	65700t		65700t	78670t	78670t
Hmstd35%	60720	60720	59760	59760		59760	72730	
Owner Oc	52.00	51.94	50.58	50.58	50.58	hmstd 9160 l	50600 b	
Hmstd RB								
Net Tax	2578.34	2734.86	2733.62	2733.62	2733.62			
Sp-Asmnt	25.38	41.31	41.31	41.31				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B/C	M		1242		a	*MAIN
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
2022	6750	46710	53460	2403.00
2021	6750	46710	53460	2412.06

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



11812 PARK LANE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	1946	149670
	Subtotal			149670
Shingle	Roof	HIP		

B 1 2 U A

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%	1.4500

	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		1946		C+	1957GD	194490	.37		177670
2	Pool	VYL0	18X36	648		C	1978AV	32400	.50	.30	11340
3	P	*NV DK	16X16	256			1978	0			0
4	P	OH	6X24	144		C	2005AV	5470	.50		2740
5	Shed	F	20X24	480		C	2005AV	5760	.50		2880

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	110.0000	110.00	270	119	230	274	30140	30140

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

33-341030.0000-v082020R