PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-341031.0000 RES
N61 2026

sale

2023	SOUTHWARD RUSSELL & E	1999-01-04
2024	STEMMER MATTHEW L	2023-07-17
2025	STEMMER MATTHEW L	2023-07-17
2026	STEMMER MATTHEW L	2023-07-17 MYERS PARKVIEW 37
	11789 PARK LANE DR	1ED
		$240,000
	KENTON OH 43326	

2028	GOMEZ ALBINO &	2026-07-30
	11789 PARK LANE DR	1SD
	KENTON OH 43326	

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

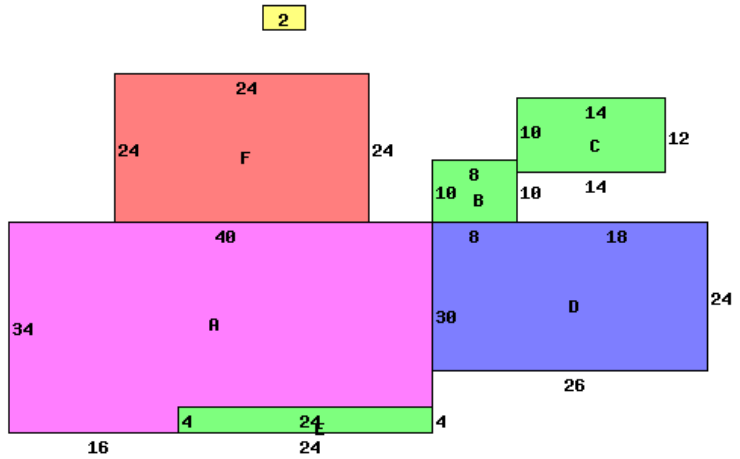
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	25310	25310	25310	25310		25310	29140	29150
Bldg100%	157770	157770	157770	157770		157770	193710	193720
Totl100%	183090t	183090t	183090t	183090t		183090t	222860t	222870t
Cauv100%								
Tax Value:								
Land 35%	8860	8860	8860	8860		8860	10200	10200
Bldg 35%	55220	55220	55220	55220		55220	67800	67800
Totl 35%	64080t	64080t	64080t	64080t		64080t	78000t	78000t
Hmstd35%								
Owner Oc	54.66							
Hmstd RB	359.26							
Net Tax	2151.58	2718.08	2715.56	2715.56	2715.56			
Sp-Asmnt	25.22	40.96	40.96	40.96				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	B	M		1264		a	*MAIN
	CVP	P		80	1840	b	PORCH
	PAT	P		168	500	c	PORCH
	B2	G		624	17470	d	GRAGE
	OFP	P		96	2880	e	PORCH
1	B	A		576		f	ADDTN

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
286	1	2026-07-30	GOMEZ ALBINO &	1SD		269000	25310	157770
286	1	2023-07-17	STEMMER MATTHEW L	1ED		240000	18600	126660
145	1	2023-03-10	SOUTHWARD GARY LEE TRUSTE	1AF	*	0	18600	126660
18	1	1999-01-04	SOUTHWARD RUSSELL & ELEA	1QC	*	0	13970	62630

Year	Land	Bldg	Total	Net Tax
2022	6510	44330	50840	1889.30
2021	6510	44330	50840	1896.48

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



11789 PARK LANE DR 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	1840	144860
	Basement		1264	23400
	Subtotal			168260
Shingle	Roof	HIP		

	B	1	2	U	A		
Plaster/Drywall			X			482 sq ft	
Unfinished Wall	X						
Floor/Hardwood			X				
Floor/Carpet			X				
Floor/Concrete	X						
Floor/Tile-Lino	X						
Number of Rooms		3	7				
Bedrooms			2				
Central Heat			A				
FORCED AIR							
Central A/C			A				
Plumbing							
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 B B		2322		C+	1966AV	221800	.40		192970
2	Shed	F 0	14X16	224		D	1975AV	2150	.65		750

	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

Basement Finish	5370				
Air Conditioning	3220				
Plumbing	2100				
Garages and Carports	17470				
Extra Features	5220				
Total Value	201640				
PUB ELECTRIC					
PUB GAS					
PRIV WATER					
PRIV SEWER					
PUB PAVED ST/RD					
Neighborhood:					
Code:	3320				
Dwl/Gar/NC%	1.4500				

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

33-341031.0000-v082020R