PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-341032.0000 RES
N54 2026

## sale

| | | |
|---|---|---|
| 2023 ATOLE IVAN III & AMAN | 2021-10-14 | |
| 2024 ATOLE IVAN III & AMAN | 2021-10-14 | |
| 2025 ATOLE IVAN III & AMAN | 2021-10-14 | |
| 2026 ATOLE IVAN III & AMANDA | 2021-10-14 | MYERS PARKVIEW 5-6 PT 30 |
| 15867 SR 309 | 1SD | |
| | $189,000 | |
| 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% | 49710 | 49710 | 49710 | 49710 | | 49710 | 57200 | 57200 |
| Bldg100% | 95140 | 95140 | 95140 | 95140 | | 95140 | 116910 | 116900 |
| Totl100% | 144860t | 144860t | 144860t | 144860t | | 144860t | 174110t | 174100t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 17400 | 17400 | 17400 | 17400 | | 17400 | 20020 | 20020 |
| Bldg 35% | 33300 | 33300 | 33300 | 33300 | | 33300 | 40920 | 40920 |
| Totl 35% | 50700t | 50700t | 50700t | 50700t | | 50700t | 60940t | 60930t |
| Hmstd35% | | | | | | | | |
| Owner Oc | 43.42 | 43.38 | 42.92 | 42.92 | 42.92 | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1986.38 | 2107.18 | 2105.62 | 2105.62 | 2105.62 | | | |
| Sp-Asmnt | 27.82 | 37.89 | 37.89 | 37.89 | | | | |

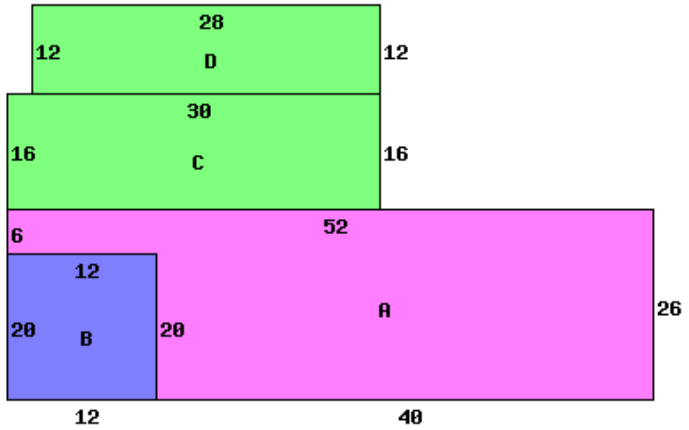
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | B/C | M | | 1112 | | a | *MAIN |
| | B | G | | 240 | 6720 | b | GRAGE |
| | OFP | P | | 480 | 14400 | c | PORCH |
| | PAT | P | | 336 | 1010 | d | PORCH |

#: 56 & 59 L/W
333410560000
333410590000

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 556 | 1 | 2021-10-14 | ATOLE IVAN III & AMANDA R | 1SD | 189000 | 36510 | 65200 |
| 411 | 1 | 2018-08-27 | STRIBLEN AMANDA | 1WD | 120000 | 34770 | 54000 |
| 465 | 1 | 2012-10-10 | HOMMEL CHASE & ABBY | 1FD | 60000 | 31910 | 63540 |
| 35 | 2 | 1998-01-29 | ELSASSER THEODORE L | 2CT * | 0 | 14860 | 43770 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 12780 | 22820 | 35600 | 1597.80 |
| 2021 | 12780 | 22820 | 35600 | 1603.84 |

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




15867 SR 309 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | BRICK | 1112 | 112800 |
| | Subtotal | | | 112800 |
| Shingle | Roof | HIP | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | P | Air Conditioning | 1970 |
| Floor/Pine | X | Plumbing | 2100 |
| Floor/Carpet | X | Garages and Carports | 6720 |
| Number of Rooms | 5 | Extra Features | 15410 |
| Bedrooms | 3 | Total Value | 139000 |
| Central Heat | A | PUB ELECTRIC | |
| FORCED AIR | | PUB GAS | |
| Central A/C | A | PRIV WATER | |
| Plumbing | | PRIV SEWER | |
| Standard | 1 | PUB PAVED ST/RD | |
| Extra 3 Fixture | 1 | | |
| | | 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 | | 1112 | | C | 1956AV | 139000 | .42 | | 116900 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 220.0000 | 213.00 | 204 | 113 | 230 | 260 | 55380 | 55380 |
| front lot | | 7.00 | 204 | 113 | 230 | 260 | 1820 | 1820 |

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

33-341032.0000-v082020R