

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-341034.0000
N85

RES
2025

sale

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

2022 MCCOMBS WILLARD D & V	2010-07-22
2023 MCCOMBS WILLARD D & V	2010-07-22
2024 MCCOMBS WILLARD D & V	2010-07-22
2025 MCCOMBS WILLARD D & VEL 15941 BEVERLY DR	2010-07-22 MYERS PARKVIEW LOT 1-2 2WD
KENTON OH 43326	\$145,000

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres	.9000	.9000	.9000	.9000	.9000	
Land100%	24310	32740	32740	32740	32740	32730
Bldg100%	124740	148570	148570	148570	148570	148570
Totl100%	149060t	181310t	181310t	181310t	181310t	181300t
Cauv100%						

2026 HASTINGS STACIE RENEE & 15941 BEVERLY DR	2025-11-07 LSD
KENTON OH 43326	

Tax Value:						
Land 35%	8510	11460	11460	11460	11460	11460
Bldg 35%	43660	52000	52000	52000	52000	52000
Totl 35%	52170t	63460t	63460t	63460t	63460t	63450t
Hmstd35%	46810	57650	57650	57650	57650	
Owner Oc	44.20	49.38	49.32	48.80	48.80	hmstd 11460 l 46190 b
Hmstd RB	392.70	359.26	407.30	421.50	421.50	
Net Tax	1953.84	2132.04	2235.16	2218.98	2218.98	
Sp-Asmnt	26.21	34.21	36.69	36.69		

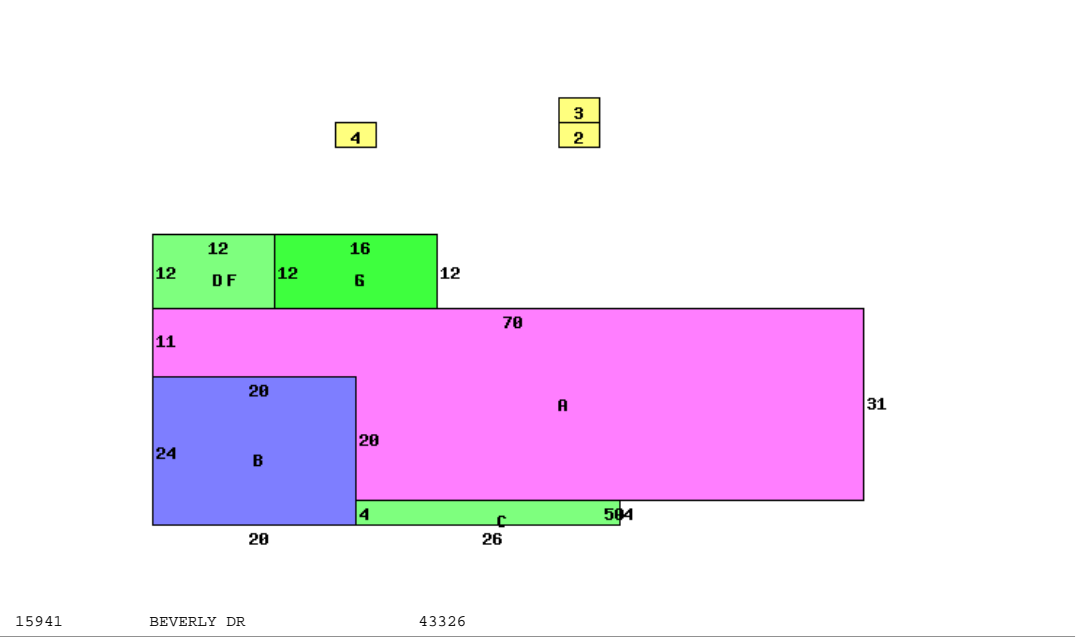
SHB+ 1 B	CONS F	TYPE M	FACT G	SQ-FT 480	VALUE 11520	a *MAIN
	F2	G		104	3120	b GRAGE
	OFF	P		144	430	c PORCH
	PAT	P		192	2880	d PORCH
	DK	P		144	1150	e PORCH
	CAN	P		192	1540	f PORCH
	CAN	P				g PORCH

#: 65 L/W
2011 duplicate combined parcels
333410650000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
502	1	2025-11-07	HASTINGS STACIE RENEE &	LSD *	245000	32740	148570
497	1	2025-11-07	MCCOMBS VELMA L	1AF	0	32740	148570
356	2	2010-07-22	MCCOMBS WILLARD D & VELMA	2WD	145000	15600	94260
242	2	2003-05-14	COLLINS RICK L & KATRINA	2SD	120000	13370	75830
433	1	1991-06-06		LUN *	0	0	63600

Year	Land	Bldg	Total	Net Tax
2021	8510	43660	52170	1961.24
2020	8510	43660	52170	1693.44

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



15941 BEVERLY DR 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1770 129190
	Basement		920 17180
	Subtotal		146370
Shingle	Roof	GABLE	
B 1 2 U A			
Plaster/Drywall	D	Fireplaces	2000
Unfinished Wall	X	Air Conditioning	3080
Floor/Hardwood	X	Plumbing	2100
Floor/Concrete	X	Garages and Carports	11520
Floor/Tile-Lino	L	Extra Features	10240
Number of Rooms	1 9	Total Value	175310
Bedrooms	3		
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 F	1770	Grade	C+	1958AV	192840	.42	131980
2 Garage		24X24	576	C	2007AV	13820	.45	8970
3 Garage		16X24	384	C	2014AV	9220	.30	7620
4 Shed	*PP	8X16	96		2014AV	0		0
front lot	acres/	effective	depth	actual	effective	extended	true	
rear lot	frontage	frontage	depth	factor	rate	value	value	
		135.00	265	118	200	236	31860	31860
		290.00	110	4	70	3	870	870