PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-341034.0000 RES
N85 2026

sale

2023 MCCOMBS WILLARD D & V	2010-07-22	
2024 MCCOMBS WILLARD D & V	2010-07-22	
2025 MCCOMBS WILLARD D & V	2010-07-22	
2026 MCCOMBS WILLARD D & VEL	2010-07-22	MYERS PARKVIEW LOT 1-2
15941 BEVERLY DR	2WD	
	$145,000	
KENTON OH 43326		

2027 HASTINGS STACIE RENEE &	2025-11-07	
15941 BEVERLY 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	.9000	.9000	.9000	.9000	.9000			
Land100%	32740	32740	32740	32740		32740	37460	37460
Bldg100%	148570	148570	148570	148570		148570	182570	182560
Totl100%	181310t	181310t	181310t	181310t		181310t	220030t	220020t
Cauv100%								
Tax Value:								
Land 35%	11460	11460	11460	11460		11460	13110	13110
Bldg 35%	52000	52000	52000	52000		52000	63900	63900
Totl 35%	63460t	63460t	63460t	63460t		63460t	77010t	77010t
Hmstd35%	57650	57650	57650	57650		57650	69870	
Owner Oc	49.38	49.32	48.80	48.80	48.80	hmstd 11460 l	46190 b	
Hmstd RB	359.26	407.30	421.50	421.50	421.50			
Net Tax	2132.04	2235.16	2218.98	2218.98	2218.98			
Sp-Asmnt	34.21	36.69	36.69	36.69				

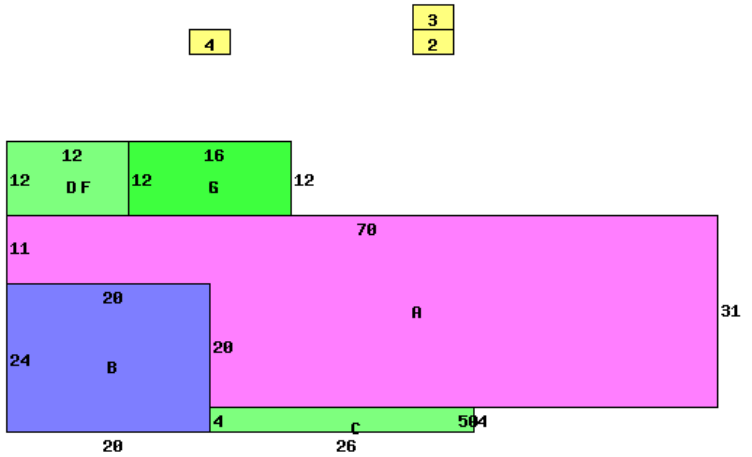
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1770		a	*MAIN
	F2	G		480	11520	b	GRAGE
	OFP	P		104	3120	c	PORCH
	PAT	P		144	430	d	PORCH
	DK	P		192	2880	e	PORCH
	CAN	P		144	1150	f	PORCH
	CAN	P		192	1540	g	PORCH

#: 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 &	1SD	*	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		1UN	*	0	0	63600

Year	Land	Bldg	Total	Net Tax
2022	8510	43660	52170	1953.84
2021	8510	43660	52170	1961.24

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

			Sq-Ft	Value
Story Height 1				
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			
			PUB ELECTRIC	
Fireplace			PUB GAS	
Openings	1		PUB WATER	
Stacks	1		PRIV SEWER	
Central Heat	A		PUB PAVED ST/RD	
FORCED AIR				
Central A/C	A		Neighborhood:	
Plumbing			Code:	3320
Standard	1		Dwl/Gar/NC%	1.4500
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 F		1770		C+	1958AV	192840	.42		162180
2	Garage		24X24	576		C	2007AV	13820	.45		11020
3	Garage		16X24	384		C	2014AV	9220	.30		9360
4	Shed	*PP	8X16	96			2014AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		135.00	265	118	230	271	36590	36590
rear lot		290.00	110	4	70	3	870	870

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

33-341034.0000-v082020R