PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-341034.0000 RES
N85 2025

## sale

| | | |
|---|---|---|
| 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 | 2010-07-22 MYERS PARKVIEW LOT 1-2 |
| | 15941 BEVERLY DR | 2WD |
| | | $145,000 |
| | KENTON OH 43326 | |

| | | |
|---|---|---|
| 2026 | HASTINGS STACIE RENEE & | 2025-11-07 |
| | 15941 BEVERLY DR | 1SD |
| | KENTON OH 43326 | |

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

| | 2022 | 2023 | 2024 | 2025 | | CAMA |
|---|---|---|---|---|---|---|
| Tax Year | | | | | | |
| Prop Cls | 510 | 510 | 510 | 510 | | 510 |
| Acres | .9000 | .9000 | .9000 | .9000 | | |
| Land100% | 24310 | 32740 | 32740 | 32740 | | 32730 |
| Bldg100% | 124740 | 148570 | 148570 | 148570 | | 148570 |
| Totl100% | 149060t | 181310t | 181310t | 181310t | | 181300t |
| Cauv100% | | | | | | |
| Tax Value: | | | | | | |
| Land 35% | 8510 | 11460 | 11460 | 11460 | | 11460 |
| Bldg 35% | 43660 | 52000 | 52000 | 52000 | | 52000 |
| Totl 35% | 52170t | 63460t | 63460t | 63460t | | 63450t |
| Hmstd35% | 46810 | 57650 | 57650 | 57650 | | |
| Owner Oc | 44.20 | 49.38 | 49.32 | 48.80 | hmstd 11460 l 46190 b | |
| Hmstd RB | 392.70 | 359.26 | 407.30 | 421.50 | | |
| Net Tax | 1953.84 | 2132.04 | 2235.16 | 2218.98 | | |
| Sp-Asmnt | 26.21 | 34.21 | 36.69 | 36.69 | | |

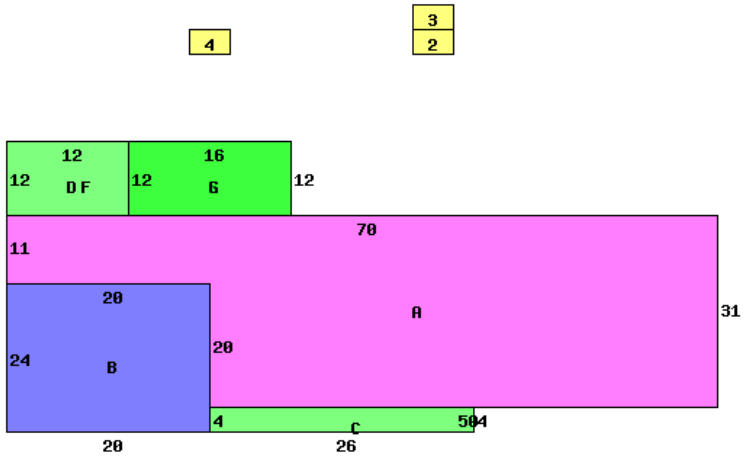
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 B | F | M | | 1770 | | a | *MAIN |
| | F2 | G | | 480 | 11520 | b | GRAGE |
| | OFP | P | | 104 | 3120 | c | PORCH |
| | PAT | P | | 144 | 430 | d | PORCH |
| | DK | P | | 192 | 2880 | e | PORCH |
| | CAN | P | | 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 |
|---|---|---|---|---|
| 2021 | 8510 | 43660 | 52170 | 1961.24 |
| 2020 | 8510 | 43660 | 52170 | 1693.44 |

| p r o j e c t | | 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% | 1.1800 |
| 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 | | 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 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | | 135.00 | 265 | 118 | 200 | 236 | 31860 | 31860 |
| rear lot | | 290.00 | 110 | 4 | 70 | 3 | 870 | 870 |

Call Back: Sign: PSN Date: 2015-08-11 Lister: 33-341034.0000-v082020R