PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-341039.0000 RES
N83 2026

sale

2023 CORNELL CHRISTINA M	2016-11-14	
2024 CORNELL CHRISTINA M	2016-11-14	
2025 CORNELL CHRISTINA M	2016-11-14	
2026 CORNELL CHRISTINA M	2016-11-14	MYERS PARKVIEW 19
11807 CR 175	1WD	
	$136,000	
KENTON OH 43326		

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

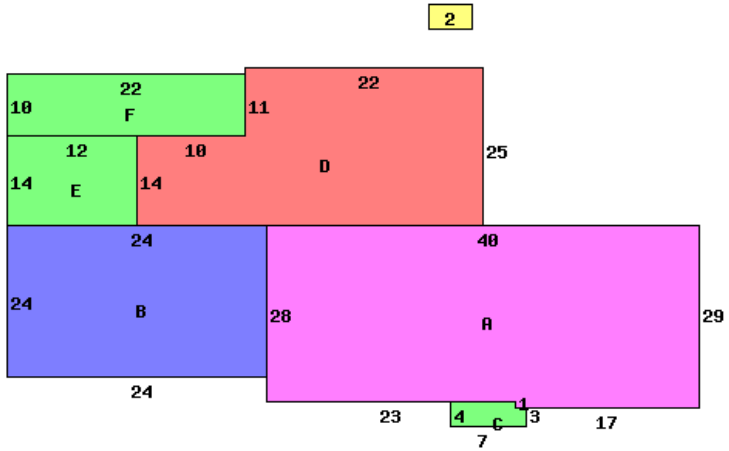
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	25970	25970	25970	25970		25970	29800	29810
Bldg100%	143310	143310	143310	143310		143310	176090	176090
Totl100%	169290t	169290t	169290t	169290t		169290t	205890t	205900t
Cauv100%								
Tax Value:								
Land 35%	9090	9090	9090	9090		9090	10430	10430
Bldg 35%	50160	50160	50160	50160		50160	61630	61630
Totl 35%	59250t	59250t	59250t	59250t		59250t	72060t	72070t
Hmstd35%								
Owner Oc	50.74	50.70	50.16	50.16	50.16			
Hmstd RB								
Net Tax	2321.36	2462.52	2460.70	2460.70	2460.70			
Sp-Asmnt	25.13	39.90	39.90	39.90				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1137		a	*MAIN
	F2	G		576	13820	b	GRAGE
	STP	P		27	110	c	PORCH
1	F/C	A		690		d	ADDTN
	OFP	P		168	5040	e	PORCH
	PAT	P		220	660	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
507	1	2016-11-14	CORNELL CHRISTINA M	1WD		136000	16600	88510
171	1	2011-05-12	BURRIS DENNIS L II ETAL	1WD		120000	15970	94540
351	1	2008-07-08	MUSTAIN MICHAEL C & KATI	1SD		143750	15000	90030
318	1	1996-05-29	MUSTAIN FRANK M & DENISE	1WD		63000	13000	44710
62	1	1989-01-26		1UN	*	0	0	49600
954	0	1987-11-12			*	0	0	49600

Year	Land	Bldg	Total	Net Tax
2022	6670	41700	48370	2170.92
2021	6670	41700	48370	2179.16

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



11807 CR 175 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1827	130760
	Basement		582	11080
	Subtotal			141840
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	D	Fireplaces	4000
Unfinished Wall	X	Air Conditioning	3200
Floor/Pine	X	Garages and Carports	13820
Floor/Carpet	X	Extra Features	5810
Floor/Concrete	X	Total Value	168670
Number of Rooms	1 6		
Bedrooms	3	PUB ELECTRIC	
		PUB GAS	
Fireplace		PUB WATER	
Openings	2	PRIV SEWER	
Stacks	1	PUB PAVED ST/RD	
Central Heat	A		
GAS		Neighborhood:	
Central A/C	A	Code:	3320
Plumbing		Dwl/Gar/NC%	1.4500
Standard	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		1827		C	1959VG	168670	.28		176090
2	Shed	*PP 0	12X12	144			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	110.0000	110.00	265	118	230	271	29810	29810

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