PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-341043.0000 RES
N75 2023

sale

2020	CARLES GREGORY LYNN &	1994-06-14
2021	CARLES GREGORY LYNN &	1994-06-14
2022	CARLES GREGORY LYNN &	1994-06-14
2023	CARLES GREGORY LYNN & A	1994-06-14 MYERS PARKVIEW SUB 10-11
	11977 CR 175	1WD
		$85,000
	KENTON OH 43326	07.0-05-34A-043

Eff Rate: – 43.64 — 49.77 — 49.60 — 43.46 — a/r

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	28400	28400	28400	38630	38640
Bldg100%	132340	132340	132340	158630	158630
Totl100%	160740t	160740t	160740t	197260t	197270t
Cauv100%					
Tax Value:					
Land 35%	9940	9940	9940	13520	13520
Bldg 35%	46320	46320	46320	55520	55520
Totl 35%	56260t	56260t	56260t	69040t	69040t
Hmstd35%	52340	52340	52340	64140	
Owner Oc	49.80	49.42	49.42	54.94	hmstd 13520 l 50620 b
Hmstd RB					
Net Tax	2191.32	2538.32	2528.76	2709.12	
Sp-Asmnt	24.93	24.94	24.93	**24.93**	

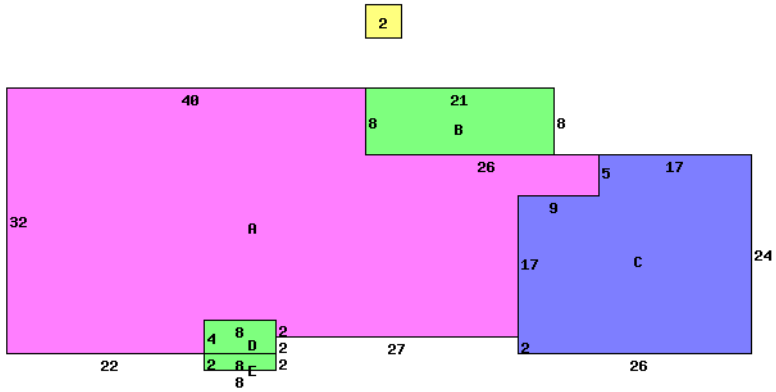
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1647		a	*MAIN
	OFP	P		168	5040	b	PORCH
	F2	G		579	13900	c	GRAGE
	RFX	P		32	320	d	PORCH
	STP	P		16	60	e	PORCH

#: 44 L/W
333410440000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
511	1	1994-06-14	CARLES GREGORY LYNN & AL	1WD	85000	0	79400
994	0	1986-12-02		*	0	0	70510

Year	Land	Bldg	Total	Net Tax
2019	9470	38230	47700	1783.58
2018	9470	38230	47700	1785.52

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2023			
500 HARDIN COUNTY LANDFILL	XA/2023			



11977 CR 175 43326

Occupancy 1 Single Family

Story Height 1
Floor Level

			Sq-Ft	Value
Main	FRAME		1647	126360
Basement			919	17160
Subtotal				143520
Roof	GABLE			

Shingle B 1 2 U A

Plaster/Drywall	D	279 sq ft	Basement Finish	3240
Panelled Wall	X		Fireplaces	4000
Unfinished Wall	X		Plumbing	3500
Floor/Hardwood	X		Garages and Carports	13900
Floor/Carpet	X		Extra Features	8700
Number of Rooms	3 7		Total Value	176860
Bedrooms	3			
			PUB ELECTRIC	
Fireplace			PUB GAS	
Openings	2		PRIV WATER	
Stacks	1		PRIV SEWER	
Central Heat	A		PUB PAVED ST/RD	
FORCED AIR				
Plumbing			Neighborhood:	
Standard	1		Code:	3320
Extra 3 Fixture	1		Dwl/Gar/NC%	1.1800
Extra 2 Fixture	1			

*DWELLING COMPUTATIONS

	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		1926		C+	1960GD	194550	.37		144630
2	Pool		20X40	800		C	2005AV	40000	.50	.30	14000

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	168.0000	168.00	230	115	200	230	38640	38640

Call Back: Sign: PSN Date: 2015-08-11 Lister: 33-341043.0000-v082020R