PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-341043.0000 RES
N75 2025

sale

2022 CARLES GREGORY LYNN &	1994-06-14	
2023 CARLES GREGORY LYNN &	1994-06-14	
2024 CARLES GREGORY LYNN &	1994-06-14	
2025 CARLES GREGORY LYNN & A	1994-06-14	MYERS PARKVIEW SUB 10-11
11977 CR 175	1WD	
	$85,000	
KENTON OH 43326		

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

Tax Year	2022	2023	2024	2025	2025			CAMA
Prop Cls	510	510	510	510	510			510
Acres								
Land100%	28400	38630	38630	38630	38630			38640
Bldg100%	132340	158630	158630	158630	158630			158630
Totl100%	160740t	197260t	197260t	197260t	197260t			197270t
Cauv100%								
Tax Value:								
Land 35%	9940	13520	13520	13520	13520			13520
Bldg 35%	46320	55520	55520	55520	55520			55520
Totl 35%	56260t	69040t	69040t	69040t	69040t			69040t
Hmstd35%	52340	64140	64140	64140	64140			
Owner Oc	49.42	54.94	54.88	54.30	54.30	hmstd	13520 l	50620 b
Hmstd RB								
Net Tax	2528.76	2709.12	2873.60	2871.46	2871.46			
Sp-Asmnt	24.93	24.93	38.81	38.81				

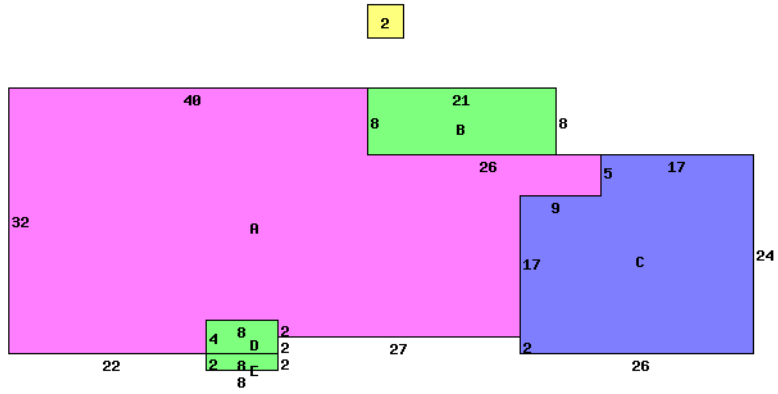
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1647		a	*MAIN
	OFP	P		168	5040	b	PORCH
	F2	G		579	13900	c	GRAGE
	RFX	P		32	320	d	PORCH
	STP	P		16	60	e	PORCH

#: 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
2021	9940	46320	56260	2538.32
2020	9940	46320	56260	2191.32

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



11977 CR 175 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1647	126360
	Basement		919	17160
	Subtotal			143520
Shingle	Roof	GABLE		

	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			

	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