PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-341048.0000 RES
N35 2025

sale

2022	WINGFIELD JASON W	2021-09-17
2023	WINGFIELD JASON W	2021-09-17
2024	WINGFIELD JASON W	2021-09-17
2025	WINGFIELD JASON W	2021-09-17 MYERS PARKVIEW 48
	11949 HILLCREST DR	1WD
		$175,300
	KENTON OH 43326	

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

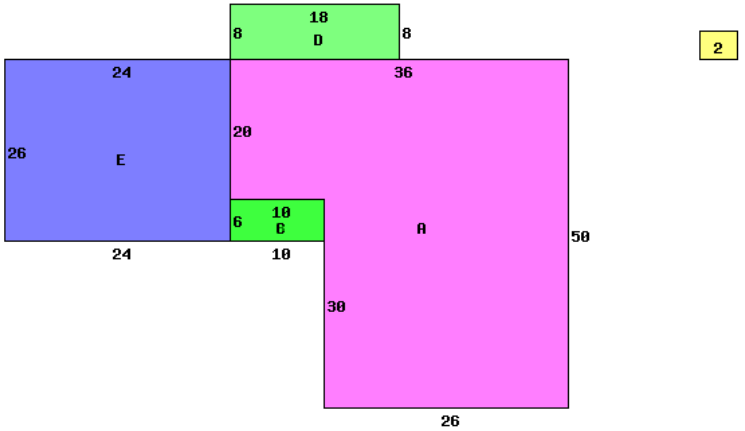
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	18600	25310	25310	25310	25300
Bldg100%	86910	106260	106260	106260	106270
Totl100%	105510t	131570t	131570t	131570t	131570t
Cauv100%					
Tax Value:					
Land 35%	6510	8860	8860	8860	8860
Bldg 35%	30420	37190	37190	37190	37190
Totl 35%	36930t	46050t	46050t	46050t	46050t
Hmstd35%					
Owner Oc	34.88	39.44	39.40	38.98	
Hmstd RB					
Net Tax	1657.48	1804.20	1913.90	1912.50	
Sp-Asmnt	21.61	21.61	34.03	34.03	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1500		a	*MAIN
	STP	P		60	240	b	PORCH
	RFX	P		60	600	c	PORCH
	OFP	P		144	4320	d	PORCH
	F2	G		624	14980	e	GRAGE

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
494	1	2021-09-17	WINGFIELD JASON W	1WD		175300	18600	86910
303	4	2020-08-04	SHERMAN JENNIFER D TRUSTE	4WD	*	157500	17710	70090
236	1	2020-06-03	SHERMAN JENNIFER D	1WD		157500	17710	70090
386	1	2016-09-02	MILLER RYAN EUGENE & ROBI	1SD		136000	16170	66660
347	1	2014-08-11	LUTZ RICHARD L & SUSAN E	1SD		85000	16170	72860
748	1	2005-11-10	RHOADES LAWRENCE R & JOY	1SD		125000	14630	64770
501	0	1988-07-01			*	60000	0	47310
281	0	1986-04-28			*	50000	0	61030
143	0	1986-03-03			*	0	0	61030

Year	Land	Bldg	Total	Net Tax
2021	6510	30420	36930	1663.76
2020	6510	30420	36930	1435.96

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



11949 HILLCREST DR 43326

Occupancy 1 Single Family

Story Height 1
Floor Level Main FRAME
Subtotal
Shingle Roof GABLE

*DWELLING COMPUTATIONS

	Sq-Ft	Value
	1500	118070
		118070

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	2640
Floor/Carpet	X	Plumbing	2100
Floor/Tile-Lino	L	Garages and Carports	14980
Number of Rooms	5	Extra Features	5160
Bedrooms	3	Total Value	142950
Central Heat	A	PUB ELECTRIC	
ELECTRIC		PUB GAS	
Central A/C	A	PUB WATER	
Plumbing		PRIV SEWER	
Standard	1	PUB PAVED ST/RD	
Extra 3 Fixture	1		
		Neighborhood:	
		Code:	3320
		Dwl/Gar/NC%	1.1800

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1500		C	1961GD	142950	.37		106270
2	Shed	*PP	10X14	140			1995AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	110.0000	110.00	220	115	200	230	25300	25300

Call Back: Sign: PSN Date: 2017-05-01 Lister: 33-341048.0000-v082020R