

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-341049.0000
N43

RES
2025

sale

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

| | |
|---------------------------|------------------------------|
| 2022 JAEGER LEO E & DIANE | 2008-07-22 |
| 2023 JAEGER LEO E & DIANE | 2008-07-22 |
| 2024 JAEGER LEO E & DIANE | 2008-07-22 |
| 2025 4D VENTURES LLC | 2024-07-03 MYERS PARKVIEW 39 |
| 11786 HILLCREST DR | LWD |
| KENTON OH 43326 | \$40,000 |

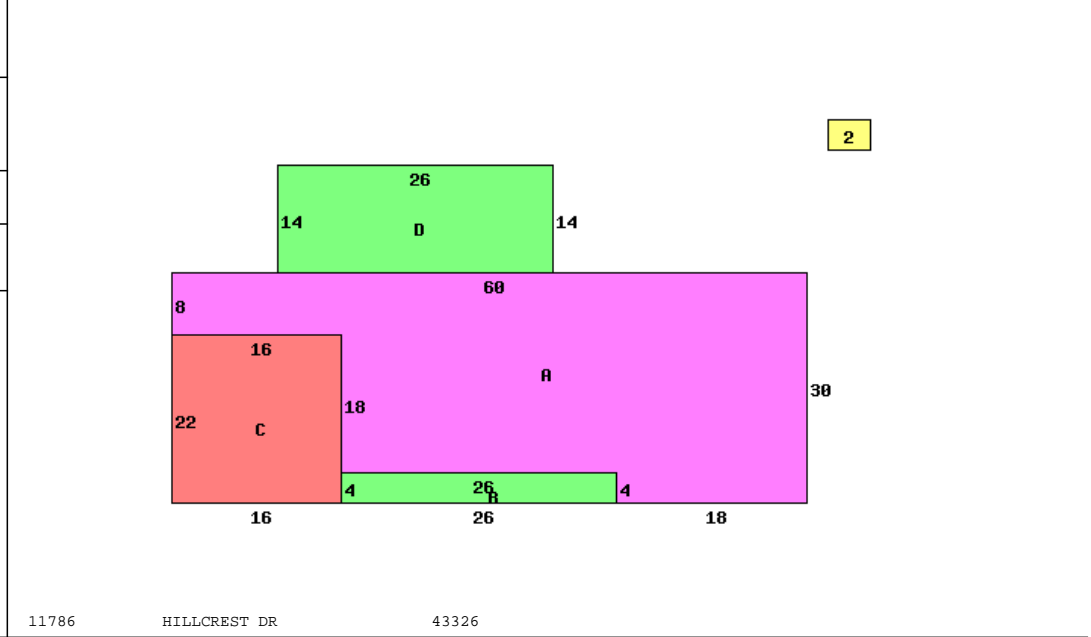
| | | | | | | |
|------------|---------|---------|---------|---------|---------|---------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | | |
| Land100% | 18600 | 25310 | 25310 | 25310 | 25310 | 25300 |
| Bldg100% | 87230 | 116110 | 116110 | 116110 | 116110 | 116110 |
| Totl100% | 105830t | 141430t | 141430t | 141430t | 141430t | 141410t |
| Cauvl00% | | | | | | |
| Tax Value: | | | | | | |
| Land 35% | 6510 | 8860 | 8860 | 8860 | 8860 | 8860 |
| Bldg 35% | 30530 | 40640 | 40640 | 40640 | 40640 | 40640 |
| Totl 35% | 37040t | 49500t | 49500t | 49500t | 49500t | 49490t |
| Hmstd35% | | | | | | |
| Owner Oc | | | | | | |
| Hmstd RB | | | | | | |
| Net Tax | 1697.42 | 1981.76 | 2099.64 | 2097.68 | 2097.68 | |
| Sp-Asmnt | 24.63 | 24.63 | 37.78 | 37.78 | | |

| | | | | | | | |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
| 1 | F/C | M | | 1344 | | a | *MAIN |
| | OPF | P | | 104 | 3120 | b | PORCH |
| 1 | FG | A | | 352 | | c | ADDIN |
| | DK | P | | 364 | 5460 | d | PORCH |

| | | | | | | | |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
| 269 | 1 | 2024-07-03 | 4D VENTURES LLC | LWD | 40000 | 25310 | 116110 |
| 265 | 1 | 2008-07-22 | JAEGER LEO E & DIANE M | LWD * | 0 | 16090 | 57770 |
| 185 | 1 | 2008-05-19 | FEDERAL HOME LOAN MORTGA | LDD * | 0 | 16090 | 57770 |
| 343 | 1 | 2002-07-05 | HITES JASON | LWD | 86000 | 14660 | 48260 |
| 166 | 1 | 1998-03-26 | KINNEAR JASON M & | LFD | 75000 | 13970 | 40940 |

| | | | | |
|------|------|-------|-------|---------|
| Year | Land | Bldg | Total | Net Tax |
| 2021 | 6510 | 30530 | 37040 | 1703.70 |
| 2020 | 6510 | 30530 | 37040 | 1475.50 |

| | | | | |
|---------------|------------------------------|-----------|-----|---------|
| 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 |



11786 HILLCREST DR 43326

| | | | |
|-----------------|-----------------|------------------------|-------------|
| Occupancy | 1 Single Family | *DWELLING COMPUTATIONS | |
| Story Height | 1 | Sq-Ft | Value |
| Floor Level | Main | FRAME | 1696 127050 |
| | Subtotal | | 127050 |
| Shingle | Roof | GABLE | |
| Plaster/Drywall | P | Extra Features | 9620 |
| Floor/Hardwood | X | Total Value | 136670 |
| Floor/Carpet | X | | |
| Number of Rooms | 6 | PUB ELECTRIC | |
| Bedrooms | 3 | PUB GAS | |
| Central Heat | A | PRIV WATER | |
| HOT WATER | | PRIV SEWER | |
| Plumbing | | PUB PAVED ST/RD | |
| Standard | 1 | Neighborhood: | |
| | | Code: | 3320 |
| | | Dwl/Gar/NC% | 1.1800 |

| | | | | | | | | |
|------------|----------|-----------|-------|-----------|-----------|----------|-------|--------|
| Bldg Type | SHB+Cons | DixHt | Unit | Blt/Renov | Replace | Phy | Fnc | True |
| 1 DWELLING | 1 F/C | Area | Rate | Grade | Cond | Value | Dpr | Value |
| 2 Shed | *PP | 8X10 | 0 | C | 1959VG | 136670 | .28 | 116110 |
| | | effective | depth | actual | effective | extended | true | |
| front lot | 110.0000 | 110.00 | 220 | 115 | 200 | 25300 | value | 25300 |

Call Back: Sign: PSN Date: 2015-08-11 Lister: 33-341049.0000-v082020R