

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

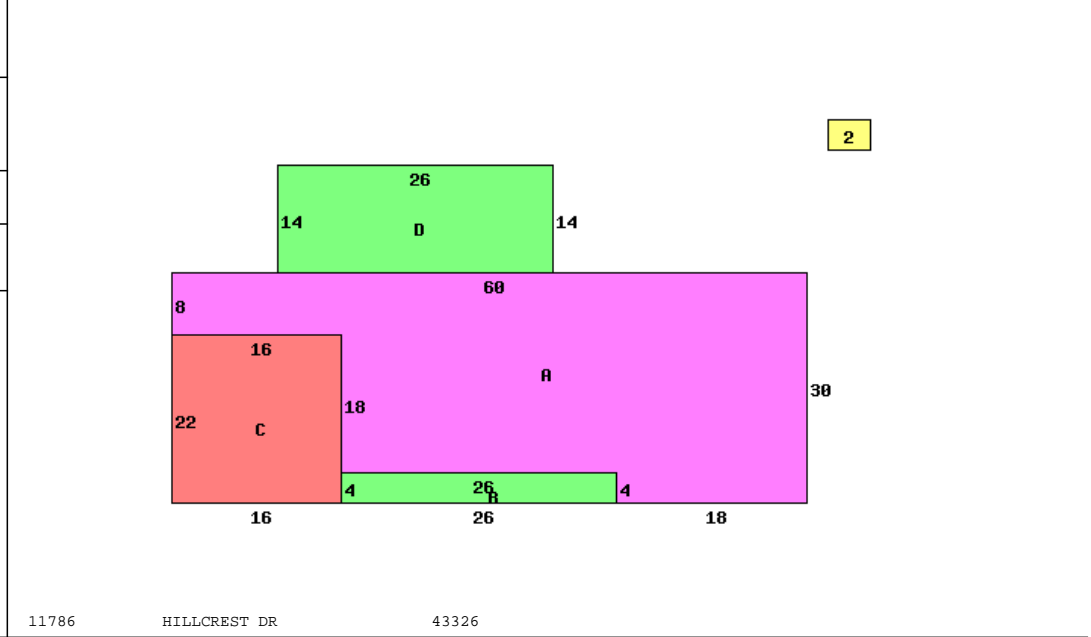
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	18600	25310	25310	25310	25300
Bldg100%	87230	116110	116110	116110	116110
Totl100%	105830t	141430t	141430t	141430t	141410t
Cauv100%					
Tax Value:					
Land 35%	6510	8860	8860	8860	8860
Bldg 35%	30530	40640	40640	40640	40640
Totl 35%	37040t	49500t	49500t	49500t	49490t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1697.42	1981.76	2099.64	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

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



Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	FRAME 1696 127050
Shingle	Roof	GABLE 127050
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	Cond	Value	Dpr Dpr	Value
2 Shed	*PP	8X10	0	OLD/	136670	.28	116110
		effective	depth	actual	effective	extended	true
front lot	110.0000	110.00	220	115	200	25300	25300