

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
Cauv100%						
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		

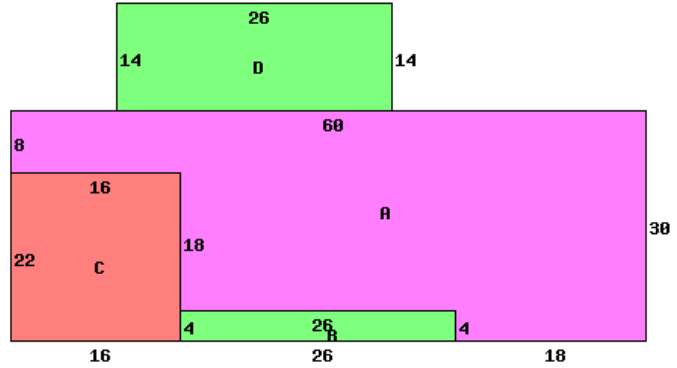
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1344		a	*MAIN
	OPF	P		104	3120	b	PORCH
1	FG	A		352		c	ADDIN
	DK	P		364	5460	d	PORCH

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	JEAGER 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			

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11786 HILLCREST DR 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1696 127050
Shingle	Subtotal		127050
	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	Value
2 Shed	*PP	8X10	0	C	1959VG	136670	116110
		effective	depth	actual	effective	extended	true
front lot	110.0000	110.00	220	115	200	25300	25300