PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-341049.0000 RES
N43 2026

sale

2023	JAEGER LEO E & DIANE	2008-07-22
2024	JAEGER LEO E & DIANE	2008-07-22
2025	4D VENTURES LLC	2024-07-03
2026	4D VENTURES LLC	2024-07-03 MYERS PARKVIEW 39
	11786 HILLCREST DR	1WD
		$40,000
	KENTON OH 43326	

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

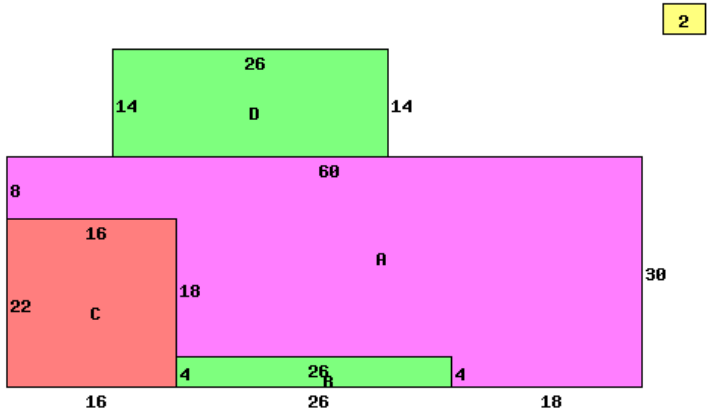
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	25310	25310	25310	25310		25310	29140	29150
Bldg100%	116110	116110	116110	116110		116110	142690	142680
Totl100%	141430t	141430t	141430t	141430t		141430t	171830t	171830t
Cauv100%								
Tax Value:								
Land 35%	8860	8860	8860	8860		8860	10200	10200
Bldg 35%	40640	40640	40640	40640		40640	49940	49940
Totl 35%	49500t	49500t	49500t	49500t		49500t	60140t	60140t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1981.76	2099.64	2097.68	2097.68	2097.68			
Sp-Asmnt	24.63	37.78	37.78	37.78				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1344		a	*MAIN
	OFP	P		104	3120	b	PORCH
1	FG	A		352		c	ADDTN
	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	1WD		40000	25310	116110
265	1	2008-07-22	JEAGER LEO E & DIANE M	1WD	*	0	16090	57770
185	1	2008-05-19	FEDERAL HOME LOAN MORTGA	1DD	*	0	16090	57770
343	1	2002-07-05	HITES JASON	1WD		86000	14660	48260
166	1	1998-03-26	KINNEAR JASON M &	1FD		75000	13970	40940

Year	Land	Bldg	Total	Net Tax
2022	6510	30530	37040	1697.42
2021	6510	30530	37040	1703.70

project		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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1696	127050
	Subtotal			127050
Shingle	Roof	GABLE		

B 1 2 U A

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	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
HOT WATER		PUB PAVED ST/RD	
Plumbing			
Standard	1	Neighborhood:	
		Code:	3320
		Dwl/Gar/NC%	1.4500

	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		1696		C	1959VG	136670	.28		142680
2	Shed	*PP	8X10	0			OLD/	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	230	265	29150	29150

Call Back: Sign: PSN Date: 2015-08-11 Lister:

33-341049.0000-v082020R