PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-341058.0000 RES
N51 2026

## sale

| | | |
|---|---|---|
| 2023 | HERZOG TAMMY R | 2008-07-03 |
| 2024 | HERZOG TAMMY R | 2008-07-03 |
| 2025 | HERZOG TAMMY R | 2008-07-03 |
| 2026 | HERZOG TAMMY R | 2008-07-03 MYERS PARKVIEW SUB 47 |
| | 11950 HILLCREST DR | 1WD |
| | | $120,000 |
| | KENTON OH 43326 | |

| | | |
|---|---|---|
| 2027 | FERREL ZANE C & | 2025-09-26 |
| | 11950 HILLCREST DR | 1SD |
| | KENTON OH 43326 | |

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

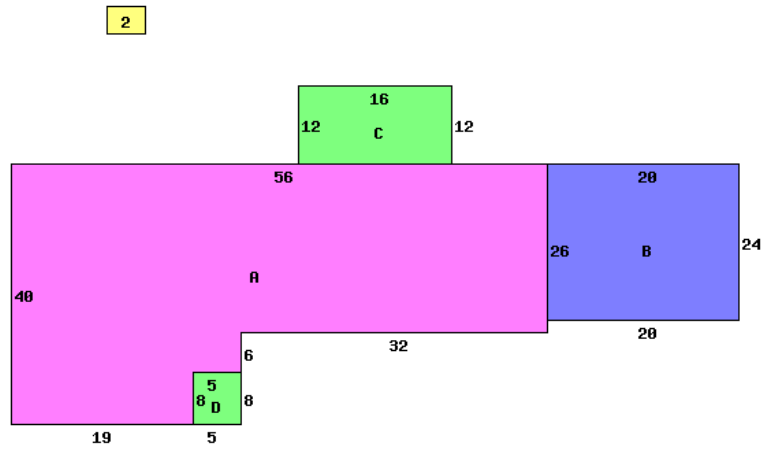
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA | |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 | |
| Acres | | | | | | | | | |
| Land100% | 25310 | 25310 | 25310 | 25310 | | 25310 | 29140 | 29150 | |
| Bldg100% | 110690 | 110690 | 110690 | 110690 | | 110690 | 136000 | 136000 | |
| Totl100% | 136000t | 136000t | 136000t | 136000t | | 136000t | 165140t | 165150t | |
| Cauv100% | | | | | | | | | |
| Tax Value: | | | | | | | | | |
| Land 35% | 8860 | 8860 | 8860 | 8860 | | 8860 | 10200 | 10200 | |
| Bldg 35% | 38740 | 38740 | 38740 | 38740 | | 38740 | 47600 | 47600 | |
| Totl 35% | 47600t | 47600t | 47600t | 47600t | | 47600t | 57800t | 57800t | |
| Hmstd35% | 47600 | 47600 | 47600 | 47600 | | 47600 | 57800 | | |
| Owner Oc | 40.76 | 40.72 | 40.30 | 40.30 | 40.30 | hmstd 8860 l | 38740 b | | |
| Hmstd RB | | | | | | | | | |
| Net Tax | 1864.92 | 1978.34 | 1976.88 | 1976.88 | 1976.88 | | | | |
| Sp-Asmnt | 24.68 | 37.37 | 37.37 | 37.37 | | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | F/C | M | | 1752 | | a | *MAIN |
| | F2 | G | | 480 | 11520 | b | GRAGE |
| | DK | P | | 192 | 2880 | c | PORCH |
| | OFP | P | | 40 | 1200 | d | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 428 | 1 | 2025-09-26 | FERREL ZANE C & | 1SD | | 190000 | 25310 | 110690 |
| 217 | 1 | 2025-05-29 | ZIMMERMAN DOUGLAS E & | 1SD | | 190000 | 25310 | 110690 |
| 340 | 1 | 2008-07-03 | HERZOG TAMMY R | 1WD | | 120000 | 16090 | 82800 |
| 221 | 1 | 1991-04-05 | | 1UN | * | 78000 | 0 | 58710 |
| 136 | 0 | 1986-02-28 | | | * | 74000 | 0 | 72230 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 6510 | 31330 | 37840 | 1698.34 |
| 2021 | 6510 | 31330 | 37840 | 1704.76 |

| 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 | | | |




11950 HILLCREST DR 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1752 | 127880 |
| | Subtotal | | | 127880 |
| Shingle | Roof | HIP | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | D | Fireplaces | 4000 |
| Floor/Carpet | X | Plumbing | 1400 |
| Floor/Tile-Lino | L | Garages and Carports | 11520 |
| Number of Rooms | 7 | Extra Features | 4080 |
| Bedrooms | 3 | Total Value | 148880 |
| Fireplace | | PUB ELECTRIC | |
| Openings | 2 | PUB GAS | |
| Stacks | 1 | PRIV WATER | |
| Central Heat | A | PRIV SEWER | |
| ELECTRIC | | PUB PAVED ST/RD | |
| Plumbing | | | |
| Standard | 1 | Neighborhood: | |
| Extra 2 Fixture | 1 | 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 | | 1752 | | C | 1954GD | 148880 | .37 | | 136000 |
| 2 | Shed | *NV F 0 | 8X12 | 128 | | | 1989AV | 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: 33-341058.0000-v082020R