

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-342003.0000
N29

RES
2025

sale

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

2022 MCLAIN BRYON KENT & L	2017-11-09
2023 MCLAIN BRYON KENT & L	2017-11-09
2024 MCLAIN BRYON KENT & L	2017-11-09
2025 MCLAIN BRYON KENT & LOR	2017-11-09
11928 LYDIA LANE	1SD
KENTON OH 43326	\$111,500

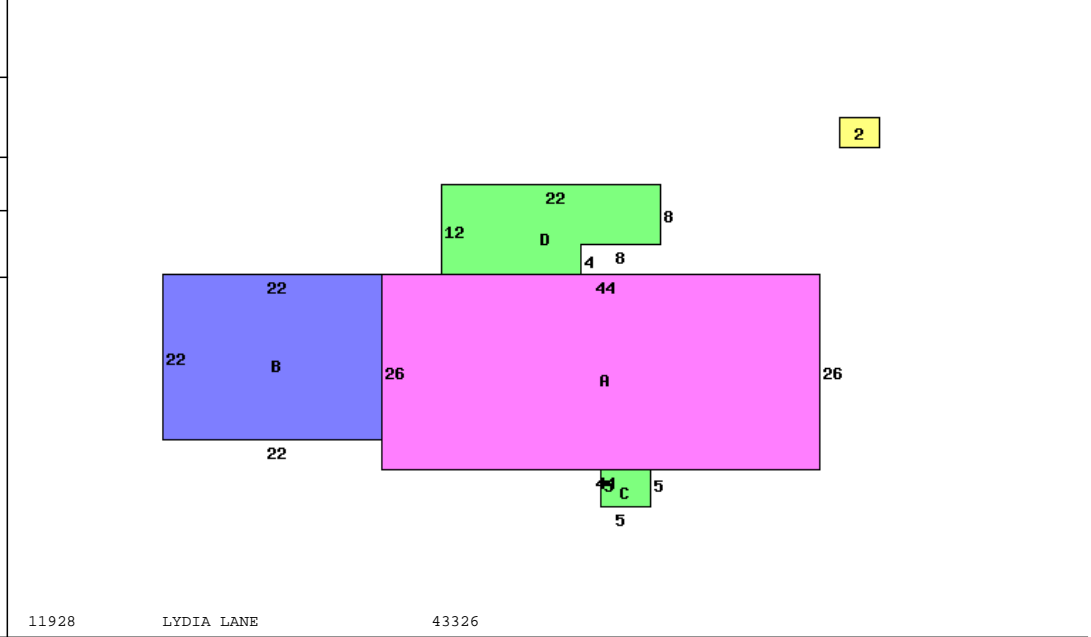
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	18940	25770	25770	25770	25760
Bldg100%	88430	107290	107290	107290	107280
Totl100%	107370t	133060t	133060t	133060t	133040t
Cauvl00%					
Tax Value:					
Land 35%	6630	9020	9020	9020	9020
Bldg 35%	30950	37550	37550	37550	37550
Totl 35%	37580t	46570t	46570t	46570t	46560t
Hmstd35%					
Owner Oc	35.48	39.88	39.84	39.42	
Hmstd RB					
Net Tax	1686.68	1824.58	1935.52	1934.10	
Sp-Asmnt	24.62	24.62	37.14	37.14	

SHB+	CON	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		1144			
	F2	G		484	11620	b	GRAGE
	STP	P		25	100	c	PORCH
	DK	P		232	3480	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
561	1	2017-11-09	MCLAIN BRYON KENT & LORI	1SD	111500	16460	81370
571	1	2009-12-16	BASH CHRISTOPHER	1WD	110000	17460	92540
825	1	2005-12-14	ROGERS LAUREL	1WD	109000	16400	90660
486	1	1997-08-21	AUGSBURGER TODD R & BETT	1WD	78000	14230	52030

Year	Land	Bldg	Total	Net Tax
2021	6630	30950	37580	1693.06
2020	6630	30950	37580	1461.26

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



11928 LYDIA LANE 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1144 105580
	Basement		1144 21310
	Subtotal		126890
Shingle	Roof	HIP	
B 1 2 U A			
Plaster/Drywall	X X	716 sq ft	Basement Finish 7790
Unfinished Wall	X		Air Conditioning 2030
Floor/Pine	X		Garages and Carports 11620
Floor/Carpet	X X		Extra Features 4240
Floor/Concrete	X		Total Value 152570
Floor/Tile-Lino	X		
Number of Rooms	1 5		PUB ELECTRIC
Bedrooms	2		PUB GAS
			PUB WATER
Central Heat	A		PRIV SEWER
FORCED AIR			PUB PAVED ST/RD
Central A/C	A		
Plumbing			Neighborhood:
Standard	1		Code: 3320
			Dwl/Gar/NC% 1.1800

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	1860	Grade	Cond	Value	Dpr	Dpr	Value
2 Shed		12X20	240	D	2019AV	2300	.15	1960
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
	110.0000	112.00	224	115	200	25760	25760	

Call Back: Sign: PSN Date: 2015-08-11 Lister: 33-342003.0000-v082020R