PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-350018.0000 RES
A20 2023

sale

2020 COOK STEVEN	2017-07-05	
2021 COOK STEVEN	2017-07-05	
2022 COOK STEVEN	2017-07-05	
2023 COOK STEVEN	2017-07-05	PT NE 1/4 35 3.00A
16770 CR 120	1QC	
	$0	
KENTON OH 43326		07.0-05-35-018

2024 THORNTON SIERRA N & CLA	2024-06-13	
16770 CR 120	1SD	
KENTON OH 43326		

Eff Rate: – 43.64 — 49.77 — 49.60 — 43.46 — a/r

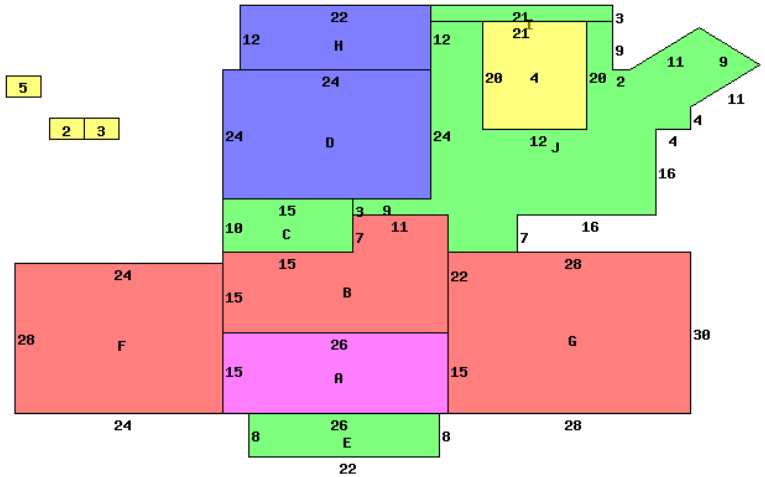
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	511	511	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	
Land100%	18600	18600	18600	28000	28000
Bldg100%	202170	202170	202170	248340	248350
Totl100%	220770t	220770t	220770t	276340t	276350t
Cauv100%					
Tax Value:					
Land 35%	6510	6510	6510	9800	9800
Bldg 35%	70760	70760	70760	86920	86920
Totl 35%	77270t	77270t	77270t	96720t	96720t
Hmstd35%	70920	70920	70920	88180	
Owner Oc	67.48	66.96	66.96	75.52	hmstd 6300 l 81880 b
Hmstd RB					
Net Tax	3010.58	3487.16	3474.02	3796.74	
Sp-Asmnt	18.00	18.00	18.00	**22.00**	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		390		a	*MAIN
1 B	F	A		467		b	ADDTN
	EFP	P		150	6000	c	PORCH
	F2	G		576	13820	d	GRAGE
	OFP	P		176	5280	e	PORCH
1	F/C	A		672		f	ADDTN
1	F/C	A		840		g	ADDTN
	F	G		264	6340	h	GRAGE
	DK	P		63	950	i	PORCH
	DK	P		866	12990	j	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
235	1	2024-06-13	THORNTON SIERRA N & CLAYT	1SD		340000	28000	248340
291	1	2017-07-05	COOK STEVEN	1QC	*	0	16510	82860
476	1	2015-09-18	COOK STEVEN & MARY	1WD		177000	16510	82860
648	1	1998-11-06	PERKINS RITA M	1WD		85000	25510	44460
444	1	1991-06-10		1UN	*	45000	0	35310
709	0	1985-10-10			*	0	0	49510

Year	Land	Bldg	Total	Net Tax
2019	6300	57340	63640	2380.72
2018	6300	57340	63640	2383.28

p r o j e c t		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2023			



16770 CR 120 43326

Occupancy 1 Single Family

Story Height 1H

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	2369	157020
	Part Upper	FRAME	390	22070
	Basement		857	16010
	Subtotal			195100
Metal	Roof	GABLE		

	B 1	2 U	A
Plaster/Drywall	X	X	
Floor/Pine	X	X	
Number of Rooms	1	5	1
Bedrooms		3	
Central Heat		A	
FORCED AIR			
Central A/C		A	
Plumbing			
Standard	1		
Extra 3 Fixture	1		
Extra 2 Fixture	1		

Air Conditioning	4810
Plumbing	3500
Garages and Carports	20160
Extra Features	25220
Total Value	248790

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 3300
Dwl/Gar/NC% 1.3400

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		2759		C	OLD/VG	248790	.30		233370
2	POND	*.16AC		0			OLD/	0			0
3	P	DK	10X12	120		D	2000FR	1440	.60		580
4	Pool	*PP		0			OLD/	0			0
5	Pole Build		40X40	1600		C	2016AV	19200	.25		14400

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				18000	18000	18000	18000
small acreage	2.0000				5000	5000	10000	10000

Call Back: Sign: PSN Date: 2017-05-01 Lister: 33-350018.0000-v082020R