

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-350026.0000
A15.01

RES
2025

sale

2022 ROGERS RANDALL S & ME	2022-04-29	
2023 MANN'S MATTHEW R & SAR	2022-04-29	
2024 MANN'S MATTHEW R & SAR	2022-04-29	
2025 MANN'S MATTHEW R & SARAH	2022-04-29	PT N2 E2 SE4 NE4 S35
11330 ELDRIDGE LANE	1SD	3.893A
KENTON OH 43326		\$265,000

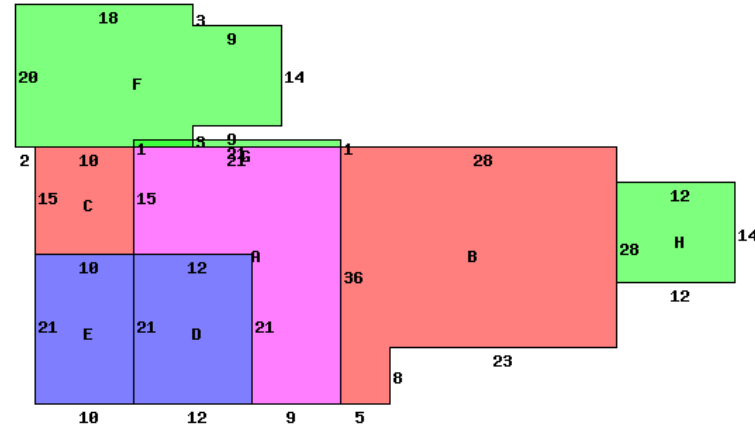
Eff Rate:-	49.60	43.46	45.84	45.76	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	21290	3.8930	3.8930	3.8930	32470
Land100%	210430	32460	32460	32460	239750
Bldg100%	231710t	272200t	272200t	272200t	272200t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	7450	11360	11360	11360	11360
Bldg 35%	73650	83910	83910	83910	83910
Totl 35%	81100t	95270t	95270t	95270t	95280t
Hmstd35%	78060				
Owner Oc	73.70				
Hmstd RB					
Net Tax	3642.80	3814.20	4041.08	4037.32	
Sp-Asmnt	18.00	22.00	18.00	18.00	

Orig Tax Year 2023
Parent: 33-350014.0000

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		504			ADDTN
1 B	B	A		824			ADDTN
1	B/C	A		150			GRAGE
F	F	G		252	6050		GRAGE
	B	G		210	5880		PORCH
	DK	P		486	7290		PORCH
	OH	P		21	800		PORCH
	PAT	P		168	500		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
198	1	2022-04-29	MANN'S MATTHEW R & SARAH R	1SD	265000	0	0

Project	ben acres	%	factor
500 HARDIN COUNTY LANDFILL			
			XA/2025



11330 ELDRIDGE LANE 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS
Story Height 2		Sq-Ft Value
Floor Level	Main BRICK	1478 122150
	Full Upper BRICK	756 58150
	Basement	824 15410
	Subtotal	195710
Shingle	Roof GABLE	
	B 1 2 U A	
Plaster/Drywall	X X	814 sq ft
Unfinished Wall	X	
Floor/Carpet	X X	
Number of Rooms	1 5 2	
Bedrooms	1 2	
Fireplace		
Openings	1	
Stacks	1	
Central Heat	A	
ELECTRIC		3300
Central A/C	A	
Plumbing		
Standard	1	
Extra 3 Fixture	2	
Extra 2 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B B		3048		B-	1975GD	283990	.30	.10	239750
homesite	1.0000	effective	depth	actual	rate	effective	extended	value	true	value
small acreage	2.8930	frontage	depth	factor	rate	rate	value	value	value	value