PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-360018.0000 RES
A05 2026

sale

2023	LONG GEORGE LEMUEL	2008-09-02
2024	LONG GEORGE LEMUEL	2008-09-02
2025	KELLY SEAN MICHAEL &	2024-05-24
2026	KELLY SEAN MICHAEL & KA	2024-05-24 PT E2 NW4 S36 3.001A
	17458 CR 120	1ED
		$210,000
	KENTON OH 43326	

Orig Tax Year 1996
Parent: 33-360017.0000

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

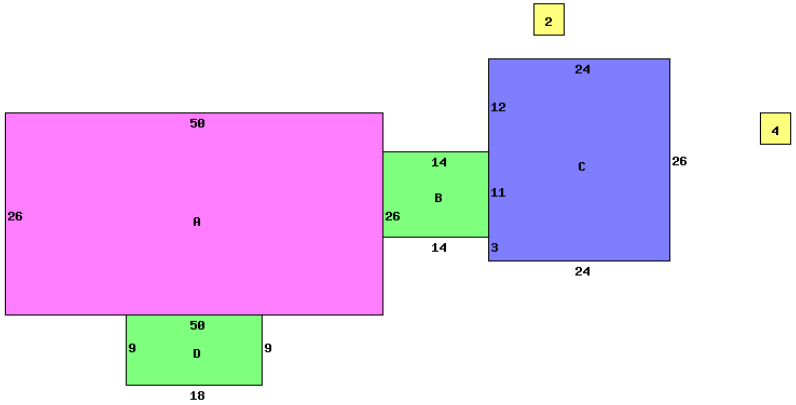
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	561	561	561	561	0	561	561	561
Acres	3.0010	3.0010	3.0010	3.0010	3.0010			
Land100%	28000	28000	28000	28000		28000	30710	30710
Bldg100%	106140	106140	106140	106140		106140	136490	136480
Totl100%	134140t	134140t	134140t	134140t		134140t	167200t	167190t
Cauv100%								
Tax Value:								
Land 35%	9800	9800	9800	9800		9800	10750	10750
Bldg 35%	37150	37150	37150	37150		37150	47770	47770
Totl 35%	46950t	46950t	46950t	46950t		46950t	58520t	58520t
Hmstd35%	38590							
Owner Oc	33.06	33.02						
Hmstd RB	359.26	407.30						
Net Tax	1487.36	1551.16	1989.64	1989.64	1989.64			
Sp-Asmnt	25.00	21.00	21.00	21.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1300		a	*MAIN
	EBW	P		154	6160	b	PORCH
	F	G		624	14980	c	GRAGE
	OFP	P		162	4860	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
202	1	2024-05-24	KELLY SEAN MICHAEL & KAYL	1ED	210000	28000	106140
309	1	2008-09-02	LONG GEORGE LEMUEL	1CT *	0	15910	62740
452	1	1995-05-26	LONG GEORGE & ANITA	1WD	12000	0	0

Year	Land	Bldg	Total	Net Tax
2022	6510	25530	32040	1051.54
2021	6510	25530	32040	1055.50

project		ben acres	/ %	factor
500	HARDIN COUNTY LANDFILL XA/2025			
106	REELHORN - TYMOCHTEE XA/2025			



17458 CR 120 43326

Occupancy 4 M/H on Real Estate

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1300	107470
	Subtotal			107470
Metal	Roof	GABLE		

B 1 2 U A

Panelled Wall	X	Air Conditioning	2340
Floor/Carpet	X	Plumbing	2100
Number of Rooms	6	Garages and Carports	14980
Bedrooms	3	Extra Features	11020
		Total Value	137910
Central Heat	A		
FORCED AIR			
Central A/C	A	Neighborhood:	
Plumbing		Code:	3300
Standard	1	Dwl/Gar/NC%	1.7000
Extra 3 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MH/REAL	1 F/C	26X50	1300		MHD	1995GD	110330	.22	.20	117040
2	Garage		24X24	576		C	2015AV	13820	.25		17620
3	Shed	*NV		0			OLD/	0			0
4	Shed		10X20	200		D	2025AV	1920	.05		1820

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	2.0010				5000	5000	10010	10010

Call Back: Sign: PSN Date: 2015-11-12 Lister: 33-360018.0000-v082020R