

PLEASANT TWP  
KENTON SD

00320

Hardin County, Ohio  
Michael T. Bacon, Auditor

33-370028.0000  
A61

RES  
2025

sale

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

2022 OBERLITNER BRUCE A &	2002-03-27
2023 OBERLITNER BRUCE A &	2002-03-27
2024 OBERLITNER BRUCE A &	2002-03-27
2025 OBERLITNER BRUCE A & LI	2002-03-27 PT FRAC W2 SW4 S1 7.158A
17042 CR 144	2WD
KENTON OH 43326	\$179,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	7.1580	7.1580	7.1580	7.1580	
Land100%	25400	39310	39310	39310	39310
Bldg100%	166490	233830	233830	233830	233820
Totl100%	191890t	273140t	273140t	273140t	273130t
Cauvl00%					
Tax Value:					
Land 35%	8890	13760	13760	13760	13760
Bldg 35%	58270	81840	81840	81840	81840
Totl 35%	67160t	95600t	95600t	95600t	95600t
Hmstd35%	58180	81880	81880	81880	
Owner Oc	54.94	70.12	70.06	69.32	hmstd 6300 l 75580 b
Hmstd RB					
Net Tax	3022.74	3757.28	3985.02	3981.98	
Sp-Asmnt	50.42	50.42	71.96	71.96	

Orig Tax Year 1996  
Parent: 33-370009.0000

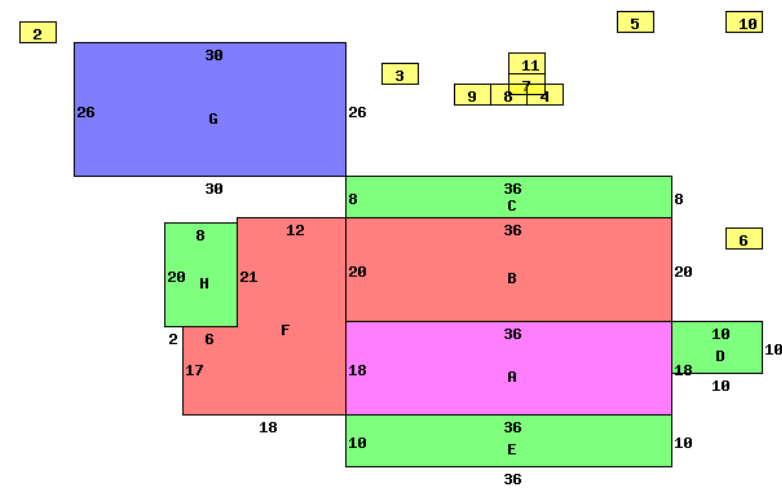
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		648			ADDTN
1 BQ	F	A		720			PORCH
	OFF	P		288	8640		PORCH
	STP	P		100	400		PORCH
	POR	P		360	11520		PORCH
1	F/C	A		558			ADDTN
	F2	G		780	18720		GRAGE
	DK	P		160	2400		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
153	2	2002-03-27	OBERLITNER BRUCE A & LIS	2WD	179000	19800	93940
961	2	1995-10-04	MYERS STEVEN L & ANGELA	2WD	155000	0	0

Year	Land	Bldg	Total	Net Tax
2021	8890	58270	67160	3034.18
2020	8890	58270	67160	2619.98

project ben acres / % factor

902 MAIN DISTRICT CONSERVANCY	XA/2025
159 MOREY - SCIOTO	XA/2025
500 HARDIN COUNTY LANDFILL	XA/2025



Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1926 134650
	Full Upper	FRAME	648 51960
	Qtr Story	FRAME	720 2970
	Basement		504 9620
	Subtotal		199200
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	P P P	400 sq ft	Basement Finish 4470
Panelled Wall	X	720 sq ft	Attic Finish 11910
Floor/Pine	X X		Fireplaces 2000
Floor/Carpet	X X X		Air Conditioning 5820
Floor/Tile-Lino	L		Plumbing 3500
Number of Rooms	2 5 4		Garages and Carports 18720
Bedrooms	1 1 4		Extra Features 22960
			Total Value 268580
Fireplace			
Openings	1		PUB ELECTRIC
Stacks	1		PRIV WATER
Central Heat	A		PRIV SEWER
FORCED AIR			PUB PAVED ST/RD
Central A/C	A		Topo: ROLLING
Plumbing			
Standard	1		Neighborhood:
Extra 3 Fixture	1		Code: 3300
Extra 2 Fixture	1		Dwl/Gar/NC% 1.3400

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F		3694		C	OLD/GD		268580	.40		215940
2 Poultry Ho	*SV 0	20X40	800			OLD/AV		1000			1000
3 Silo	*NV 0	10X35	350			OLD/PR		0			0
4 Flat Barn	1 F	72X36	2592		D	1910AV		24880	.80	.50	2490
5 Silo	*NV 0	16X40	640			OLD/PR		0			0
6 Pole Build		34X90	3060		D	1965AV		23500	.65		8230 1 SIDE OPN
7 Lean-To		28X56	1568		D	1910AV		10040	.65	.50	1760
8 Lean-To		20X40	800		D	1910AV		5120	.65	.50	900
9 Milk House	CB	14X12	168		D	1910AV		2020	.65	.50	350
10 Shed	*PP	8X12	96			OLD/		0			0
11 Lean-To		32X44	1408		D	1910AV		9010	.65		3150
homesite		acres/ frontage	effective depth	depth factor	actual rate	effective rate	extended value	true value			
small acreage		1.0000	18720		18000	18000	18000	18000			
		6.1580			5000	3460	21310	21310			