PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-370028.0000 RES
A61 2026

sale

2023 OBERLITNER BRUCE A &		2002-03-27
2024 OBERLITNER BRUCE A &		2002-03-27
2025 OBERLITNER BRUCE A &		2002-03-27
2026 OBERLITNER BRUCE A & LI		2002-03-27 PT FRAC W2 SW4 S1 7.158A
17042 CR 144		2WD
		$179,000
KENTON OH 43326		

Orig Tax Year 1996
Parent: 33-370009.0000

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

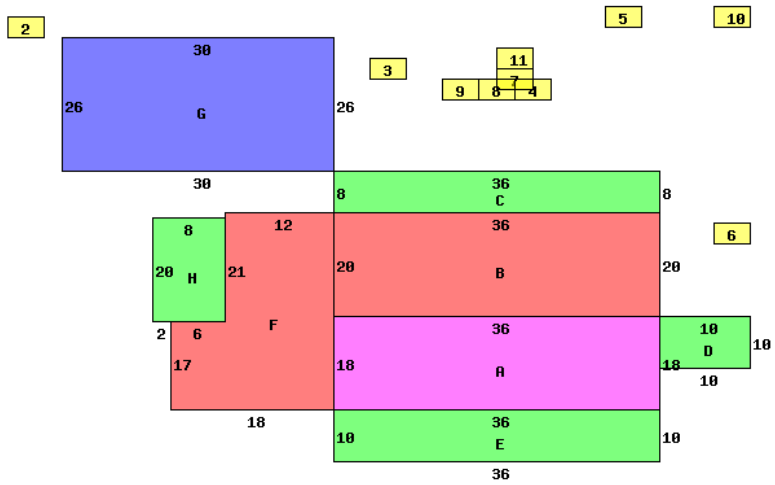
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	7.1580	7.1580	7.1580	7.1580	7.1580			
Land100%	39310	39310	39310	39310		39310	42000	42010
Bldg100%	233830	233830	233830	233830		233830	291830	291830
Totl100%	273140t	273140t	273140t	273140t		273140t	333830t	333840t
Cauv100%								
Tax Value:								
Land 35%	13760	13760	13760	13760		13760	14700	14700
Bldg 35%	81840	81840	81840	81840		81840	102140	102140
Totl 35%	95600t	95600t	95600t	95600t		95600t	116840t	116840t
Hmstd35%	81880	81880	81880	81880		81880	103130	
Owner Oc	70.12	70.06	69.32	69.32	69.32	hmstd 6300 l	75580 b	
Hmstd RB								
Net Tax	3757.28	3985.02	3981.98	3981.98	3981.98			
Sp-Asmnt	50.42	71.96	71.96	71.96				

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

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2022	8890	58270	67160	3022.74
2021	8890	58270	67160	3034.18

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
159 MOREY - SCIOTO	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



17042 CR 144 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
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			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%	1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	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		273950	
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	

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	6.1580				5000	3460	21310	21310

Call Back: Sign: PSN Date: 2015-11-12 Lister:
Call Back: Sign: PSN Date: 2015-11-12 Lister:

33-370028.0000-v082020R