

PLEASANT TWP  
KENTON SD

00320

Hardin County, Ohio  
Michael T. Bacon, Auditor

33-390023.0000  
A48

AGR  
2025

sale

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

2022 THOMAS BRIAN E	2008-12-01				
2023 THOMAS BRIAN E	2008-12-01				
2024 THOMAS BRIAN E	2008-12-01				
2025 THOMAS BRIAN E	2008-12-01	PT NE 1/4 FRAC S2	24.261		
16816 SR 309	1SD				
KENTON OH 43326	\$171,000				

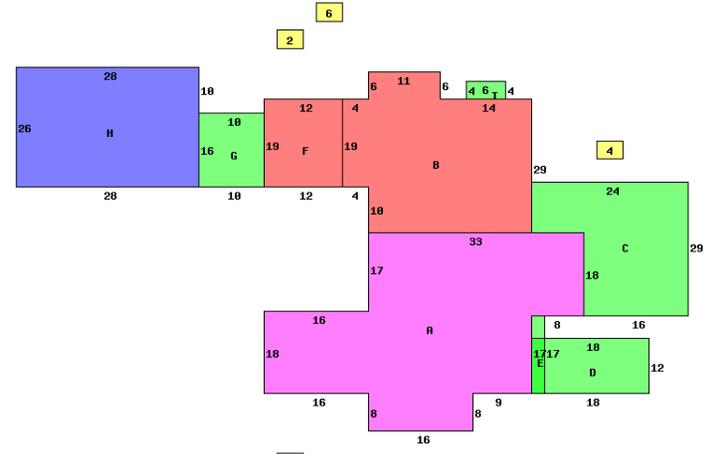
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	24.2600	24.2600	24.2600	24.2600	
Land100%	121000	136510	136510	136510	136500
Bldg100%	223230	286030	286030	286030	286040
Totl100%	344230t	422540t	422540t	422540t	422540t
Cauv100%	29140	60510	60510	60510	60520
Tax Value:					
Land 35%	10200	21180	21180	21180	47780
Bldg 35%	78130	100110	100110	100110	100110
Totl 35%	88330t	121290t	121290t	121290t	147890t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	4047.82	4855.92	5144.78	5139.98	
Cauv Sav	1473.32	1064.96	1128.28	1127.26	
Sp-Asmnt	18.00	22.00	18.00	18.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	ST	M		1435		b	ADDTN
1H	F/ST	A		867		c	PORCH
	PAT	P		552	1660	d	PORCH
	PAT	P		216	650	e	PORCH
	OH	P		34	1290	f	ADDTN
1	ST	A		228		g	PORCH
	OFFP	P		160	4800	h	GRAGE
	ST2	G		728	20380	i	PORCH
	BAL	P		24	360		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
582	1	2008-12-01	THOMAS BRIAN E	1SD	171000	36290	303060
351	1	1995-05-03	MORRIS DONALD R & CLEO	WD	125000	71200	208000
769	1	1990-09-25		1UN *	275000	0	226030
90	1	1990-02-02		1WD	240000	0	143110

Year	Land	Bldg	Total	Net Tax
2021	10200	78130	88330	4062.84
2020	10200	78130	88330	3518.64

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



16816 SR 309 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height	1H			
Floor Level	Main	FRAME	2530	180440
	Part Upper	FRAME	867	36460
	Basement		1419	26270
	Subtotal			243170
Shingle	Roof	GABLE		
	B 1 2 U A			
Plaster/Drywall	X X X	825 sq ft	Basement Finish	8990
Unfinished Wall	X		Fireplaces	4000
Floor/Carpet	X X X		Air Conditioning	5980
Floor/Tile-Lino	X		Plumbing	4200
Number of Rooms	1 6 3		Garages and Carports	20380
Bedrooms	3		Extra Features	8760
			Total Value	295480
Fireplace				
Openings	2		PUB ELECTRIC	
Stacks	2		PUB GAS	
Central Heat	A		PRIV WATER	
FORCED AIR			PRIV SEWER	
Central A/C	A		PUB PAVED ST/RD	
Plumbing			Topo: ROLLING	
Standard	1		Neighborhood:	
Extra 3 Fixture	2		Code:	3300
			Dwl/Gar/NC%	1.3400

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	4222	Rate		Cond	Value	Dpr	Dpr	Value
2 Shed		12X17	204		B-	1968AV	.40		285080
3 POND	*.53AC		0		C	1970AV	.65		860
4 Pool	*PP		0			OLD/			0
5 P	*PP	6X10	60			OLD/			0
6 Shed	*SV	14X18	252			OLD/			100
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv			
C 2	BOB BLOUNT SILT LOAM, 2	6.7031	5770	38680	2360	15820			
C 14	GWB GLYNWOOD SILT LOAM	9.0287	5400	48750	1750	15800			
C 16	GVC2 GLYNWOOD CLAY LOAM	1.8782	4750	8920	1050	1970			
C 26	MF MILFORD SILTY CLAY	1.3049	6900	9000	3800	4960			
W 2	BOB BLOUNT SILT LOAM, 2	.5461	3130	1710	470	260			
W 14	GWB GLYNWOOD SILT LOAM	.2004	2830	570	750	150			
W 16	GVC2 GLYNWOOD CLAY LOAM	.2462	1460	360	230	60			
W 26	MF MILFORD SILTY CLAY	1.8305	5740	10510	1910	3500			
671	HSITE HOMESITE	1.0000	18000	18000	18000	18000			
980	ROAD ROAD	1.5219							

	24.26	136500	(100%)	60520	CAUV # 2540
		47780	( 35%)	21180	