

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				

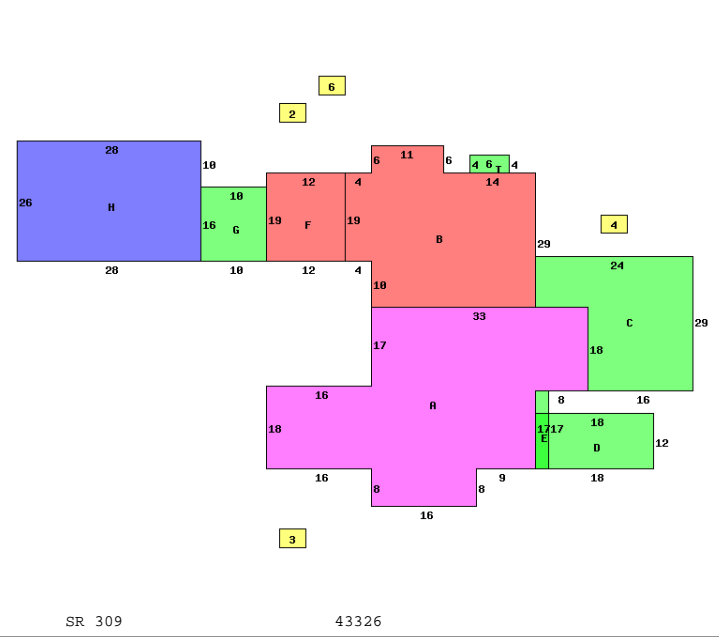
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	24.2600	24.2600	24.2600	24.2600	
Land100%	121000	136510	136510	136510	136500
Bldg100%	223230	286030	286030	286030	286040
Totl100%	344230t	422540t	422540t	422540t	422540t
Cauv100%	29140	60510	60510	60510	60520
Tax Value:					
Land 35%	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+ 1 B 1H	CONS ST F/ST PAT OH ST OFF ST2 BAL	TYPE M A P P A P G	FACT	SQ-FT 1435 867 552 216 34 228 160 728 24	VALUE 1660 650 1290 4800 20380 360	a b c d e f g h i	*MAIN ADDTN PORCH PORCH PORCH ADDTN PORCH GRAGE PORCH
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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		
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			PUB ELECTRIC	
Openings	2		PUB GAS	
Stacks	2		PRIV WATER	
Central Heat	A		PRIV SEWER	
FORCED AIR			PUB PAVED ST/RD	
Central A/C	A		Topo: ROLLING	
Plumbing			Neighborhood:	
Standard	1		Code:	3300
Extra 3 Fixture	2		Dwl/Gar/NC%	1.3400

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B F	4222				B-	1968AV	354580	.40		285080
2 Shed		12X17	204			C	1970AV	2450	.65		860
3 POND	*.53AC		0				OLD/	0			0
4 Pool	*PP		0				OLD/	0			0
5 P	*PP	6X10	60				1989AV	0			0
6 Shed	*SV	14X18	252				OLD/	100			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	GYC2 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	GYC2 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	