PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-391008.0000 RES
L08 2025

## sale

| | | |
|---|---|---|
| 2022 PATRICK LACY | 2017-02-07 | |
| 2023 PATRICK LACY | 2017-02-07 | |
| 2024 MARVIN BRANDON | 2023-01-05 | |
| 2025 MARVIN BRANDON | 2023-01-05 | PT NE1/4 E1/2 E1/2 NE1/4 |
| 16392 SR 309 | 1AF | 2.801A |
| | $0 | |
| KENTON OH 43326 | | |

## Eff Rate: – 49.60 — 43.46 — 45.84 — 45.76 — a/r

| | 2022 | 2023 | 2024 | 2025 | CAMA |
|---|---|---|---|---|---|
| Tax Year | | | | | |
| Prop Cls | 511 | 511 | 511 | 511 | 511 |
| Acres | 2.8000 | 2.8000 | 2.8000 | 2.8000 | |
| Land100% | 32290 | 36910 | 36910 | 36910 | 36900 |
| Bldg100% | 133710 | 153000 | 153000 | 153000 | 153010 |
| Totl100% | 166000t | 189910t | 189910t | 189910t | 189910t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 11300 | 12920 | 12920 | 12920 | 12920 |
| Bldg 35% | 46800 | 53550 | 53550 | 53550 | 53550 |
| Totl 35% | 58100t | 66470t | 66470t | 66470t | 66470t |
| Hmstd35% | 54850 | | | | |
| Owner Oc | 51.80 | 53.70 | | | |
| Hmstd RB | 392.70 | 359.26 | | | |
| Net Tax | 2218.00 | 2248.20 | 2819.46 | 2816.84 | |
| Sp-Asmnt | 21.87 | 33.87 | 27.57 | 27.57 | |

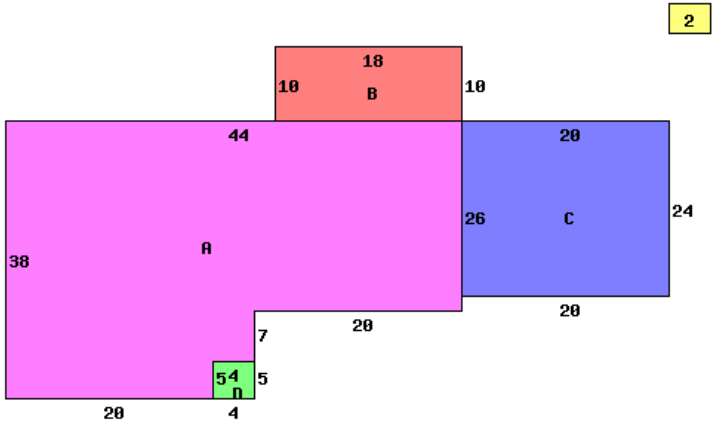
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 B | F | M | | 1412 | | a | *MAIN |
| 1 | F | A | | 180 | | b | ADDTN |
| | F2 | G | | 480 | 11520 | c | GRAGE |
| | OFP | P | | 20 | 600 | d | PORCH |

#: 9 & 35 L/W
333910090000 .28a
333910350000 1.611a

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 3 | 1 | 2023-01-05 | MARVIN BRANDON | 1AF | * | 0 | 32290 | 133710 |
| 56 | 1 | 2017-02-07 | PATRICK LACY | 1SD | * | 0 | 19970 | 97490 |
| 798 | 1 | 2004-12-07 | PATRICK LACY & BRENDA | 1WD | | 132000 | 17230 | 85860 |
| 530 | 1 | 2001-10-22 | DOERSAM GREGORY A & DANA | 1WD | | 120000 | 17230 | 71540 |
| 355 | 1 | 2001-08-08 | KAHLER GARY W | 1CT | * | 0 | 17230 | 71540 |
| 725 | 1 | 1999-12-02 | KAHLER DELORES | 1QC | | 55000 | 17230 | 71540 |
| 512 | 1 | 1999-08-30 | KAHLER GARY WAYNE & DELO | 1CT | * | 0 | 17140 | 54540 |
| 315 | 1 | 1989-04-24 | | 1UN | * | 0 | 0 | 59910 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2021 | 11300 | 46800 | 58100 | 2226.40 |
| 2020 | 11300 | 46800 | 58100 | 1922.04 |

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




16392 SR 309 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1592 | 125080 |
| | Basement | | 1412 | 26140 |
| | Subtotal | | | 151220 |
| Shingle | Roof | HIP | | |

| | B | 1 | 2 | U | A |
|---|---|---|---|---|---|
| Plaster/Drywall | | X | | | |
| Unfinished Wall | X | | | | |
| Floor/Pine | | X | | | |
| Floor/Carpet | | X | | | |
| Number of Rooms | | 2 | 5 | | |
| Bedrooms | | | 3 | | |
| Central Heat | | | | | A |
| LP | | | | | |
| Central A/C | | | | | A |
| Plumbing | | | | | |
| Standard | | 1 | | | |
| Extra 2 Fixture | | 1 | | | |

| | |
|---|---|
| Air Conditioning | 2820 |
| Plumbing | 1400 |
| Garages and Carports | 11520 |
| Extra Features | 1480 |
| Total Value | 168440 |
| PUB ELECTRIC | |
| PUB GAS | |
| PRIV WATER | |
| PRIV SEWER | |
| PUB PAVED ST/RD | |
| Neighborhood: | |
| Code: | 3300 |
| Dwl/Gar/NC% | 1.3400 |

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | 1 B F | | 1592 | | C | 1962GD | 168440 | .37 | | 142200 |
| 2 | Garage | 1 P 0 | 24X40 | 960 | | C | 1989AV | 23040 | .65 | | 10810 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 3.0000 | 246.00 | 488 | 125 | 120 | 150 | 36900 | 36900 |

Call Back: Sign: PSN Date: 2015-08-16 Lister:

33-391008.0000-v082020R