

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-391010.0000
L14

RES
2025

sale

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

2022 WARREN JOHN A	1996-03-07				
2023 TRU 2 FORM INC	2022-01-11				
2024 TRU 2 FORM INC	2022-01-11				
2025 TRU 2 FORM INC	2022-01-11	PT N 1/2 FRAC S2	1.021A		
16263 CR 144	LWD				
KENTON OH 43326	\$170,000				

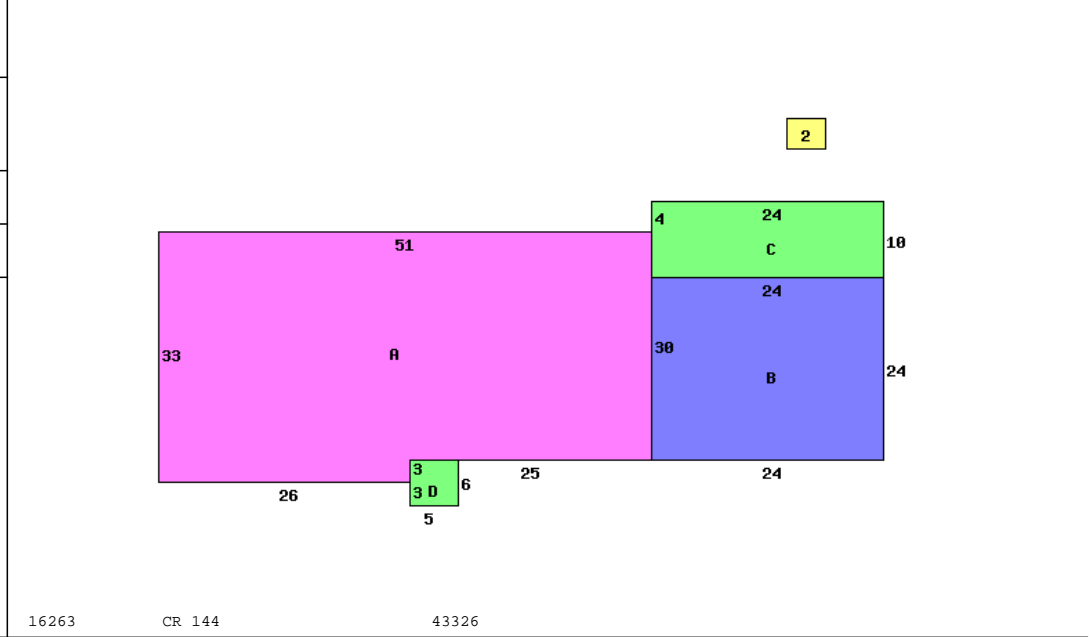
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	1.0200	1.0210	1.0210	1.0210	
Land100%	20230	23170	23170	23170	23170
Bldg100%	125540	162660	162660	162660	162660
Totl100%	145770t	185830t	185830t	185830t	185830t
Cauvl00%					
Tax Value:					
Land 35%	7080	8110	8110	8110	8110
Bldg 35%	43940	56930	56930	56930	56930
Totl 35%	51020t	65040t	65040t	65040t	65040t
Hmstd35%	45060				
Owner Oc	42.54				
Hmstd RB					
Net Tax	2295.52	2603.92	2758.80	2756.24	
Sp-Asmnt	21.81	25.81	35.21	35.21	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	B/C	M		1608			
	B2	G		576	16130	b	GRAGE
	PAT	P		240	720	c	PORCH
	OFF	P		30	900	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
19	1	2022-01-11	TRU 2 FORM INC	LWD	170000	20230	125540
127	1	1996-03-07	WARREN JOHN A	LWD	80000	12200	46910
200	1	1994-03-16	WARREN TAMARA S	LWD	54000	0	59110
512	1	1992-06-05		LWD	54000	0	51110
454	0	1988-06-21		LWD *	60000	0	51110

Year	Land	Bldg	Total	Net Tax
2021	7080	43940	51020	2304.18
2020	7080	43940	51020	1989.50

Project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



16263 CR 144 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1608	135780
Shingle	Subtotal	135780
Plaster/Drywall X		
Floor/Pine X		
Floor/Carpet X		
Number of Rooms 6		
Bedrooms 3		
Central Heat A		
ELECTRIC		
Plumbing		
Standard 1		
Extra 2 Fixture 1		
	Plumbing	1400
	Garages and Carports	16130
	Extra Features	1620
	Total Value	154930
	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	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B/C	1608		1955GD	170420	.37		143870
2 Pole Build		36X60	2160	C	2009AV	.40		18790 CONCRET FL
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value	
	1.7000	162.00	279	119	120	23170	23170	