

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-391012.0000
L16

RES
2025

sale

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

2022 GOSSARD DEANNA L	2021-12-30	
2023 GOSSARD DEANNA L	2021-12-30	
2024 GOSSARD DEANNA L	2021-12-30	
2025 GOSSARD DEANNA L	2021-12-30	PT N 1/2 FRAC 2 .50A
16305 CR 144	LWD	
		\$175,000
KENTON OH 43326		

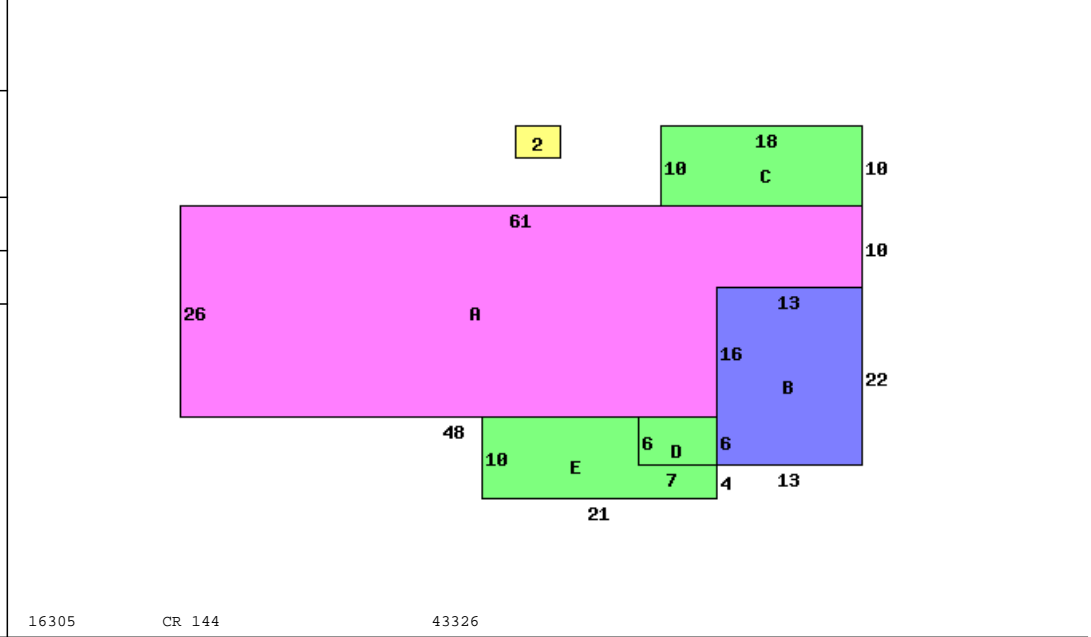
Tax Year	2022	2023	2024	2025	
Prop Cls	511	511	511	511	CAMA
Acres	.5000	.5000	.5000	.5000	511
Land100%	13740	15710	15710	15710	15720
Bldg100%	84770	145910	145910	145910	145900
Totl100%	98510t	161630t	161630t	161630t	161620t
Cauv100%					
Tax Value:					
Land 35%	4810	5500	5500	5500	5500
Bldg 35%	29670	51070	51070	51070	51070
Totl 35%	34480t	56570t	56570t	56570t	56570t
Hmstd35%	34270	56360	56360	56360	
Owner Oc	32.36	48.26	48.22	47.72	hmstd 5500 l 50860 b
Hmstd RB					
Net Tax	1547.72	2216.56	2351.32	2349.58	
Sp-Asmnt	21.43	21.43	35.76	35.76	

SHB+ 1 B	CONS F	TYPE M	FACT G	SQ-FT 1378	VALUE 6860	a *MAIN
	F	G		286	6860	b GRAGE
	PAT	P		180	540	c PORCH
	OFF	P		42	1260	d PORCH
	PAT	P		168	500	e PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
703	1	2021-12-30	GOSSARD DEANNA L	LWD	175000	13740	84770
154	1	2008-04-04	DOUGLAS MATTHEW D	LWD *	55000	11490	61430
15	1	2008-01-10	NATTONSTAR MORTGAGE LLC	LSD *	52667	11490	61430
192	1	2004-05-06	RUCH CHAD & PAM	LQC *	0	10430	54460
560	1	1999-09-22	RUCH CHAD M	LWD	83500	8510	38540
376	1	1992-04-28		LUN	37000	0	41910

Year	Land	Bldg	Total	Net Tax
2021	4810	29670	34480	1585.96
2020	4810	29670	34480	1373.52

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



16305 CR 144 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	FRAME 1378 109610
	Basement	331 6440
	Subtotal	116050
Shingle	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	D	Fireplaces 2000
Unfinished Wall	X	Garages and Carports 6860
Floor/Carpet	X	Extra Features 2580
Floor/Tile-Lino	L	Total Value 127490
Number of Rooms	1 5	
Bedrooms	3	
Fireplace		PUB ELECTRIC
Openings	1	PUB GAS
Stacks	1	PRIV WATER
Central Heat	A	PRIV SEWER
ELECTRIC		PUB PAVED ST/RD
Plumbing		Neighborhood:
Standard	1	Code: 3300
		Dwl/Gar/NC% 1.3400

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	1378	Grade	Cond	Value	Dpr	Dpr	Value
2 Shed	*PP	10X12	D	1958GD	127490	.37	-.35	145300
		168		1994AV	1340	.55		600
front lot	acres/ frontage	effective frontage	depth	actual rate	effective rate	extended value	true value	
		120.00	180	109	120	131	15720	15720

Call Back: Sign: PSN Date: 2015-08-17 Lister: 33-391012.0000-v082020R