PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-391020.0000 RES
L25 2026

sale

2023 CLAPSADDLE CHRISTOPHE	2003-11-03	
2024 CLAPSADDLE CHRISTOPHE	2003-11-03	
2025 CLAPSADDLE CHRISTOPHE	2003-11-03	
2026 CLAPSADDLE CHRISTOPHER	2003-11-03 PT N 1/2 FRAC 2 .635A	
16483 CR 144	1WD	
	$87,500	
KENTON OH 43326		

Eff Rate:- 43.46 45.84 45.76 45.76 a/r

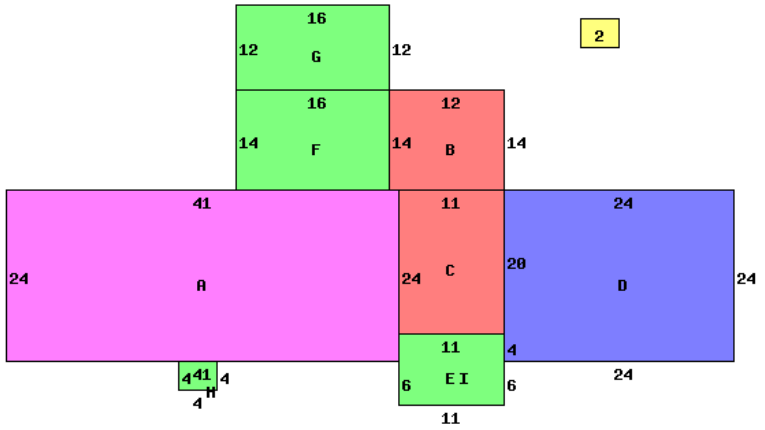
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	.6400	.6400	.6400	.6400	.6400			
Land100%	16570	16570	16570	16570		16570	19090	19080
Bldg100%	124660	124660	124660	124660		124660	158170	158160
Totl100%	141230t	141230t	141230t	141230t		141230t	177260t	177240t
Cauv100%								
Tax Value:								
Land 35%	5800	5800	5800	5800		5800	6680	6680
Bldg 35%	43630	43630	43630	43630		43630	55360	55360
Totl 35%	49430t	49430t	49430t	49430t		49430t	62040t	62030t
Hmstd35%	48540	48540	48540	48540		48540	60910	
Owner Oc	41.58	41.52	41.10	41.10	41.10	hmstd 5800 l	42740 b	
Hmstd RB								
Net Tax	1937.38	2055.16	2053.62	2053.62	2053.62			
Sp-Asmnt	24.54	27.42	27.42	27.42				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		984		a	*MAIN
1	F/C	A		168		b	ADDTN
1	F/C	A		220		c	ADDTN
	F2	G		576	13820	d	GRAGE
	RFX	P		110	1100	e	PORCH
	EFP	P		224	8960	f	PORCH
	DK	P		192	2880	g	PORCH
	STP	P		16	60	h	PORCH
	STP	P		110	440	i	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
631	1	2003-11-03	CLAPSADDLE CHRISTOPHER	1WD	87500	11030	59690

Year	Land	Bldg	Total	Net Tax
2022	5070	35080	40150	1802.68
2021	5070	35080	40150	1809.50

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



16483 CR 144 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1372	109130
	Basement		984	18350
	Subtotal			127480
Metal	Roof	GABLE		

	B 1 2 U A		
Plaster/Drywall	X	Air Conditioning	2390
Unfinished Wall	X	Garages and Carports	13820
Floor/Hardwood	X	Extra Features	13440
Floor/Carpet	X	Total Value	157130
Number of Rooms	1 6		
Bedrooms	2	PUB ELECTRIC	
		PUB GAS	
Central Heat	A	PRIV WATER	
GRAV AIR		PRIV SEWER	
Central A/C	A	PUB PAVED ST/RD	
Plumbing			
Standard	1	Neighborhood:	
		Code:	3300
		Dwl/Gar/NC%	1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1372		C	1955AV	157130	.42		154930
2	Garage		12X22	264		C	1955FR	6340	.70		3230

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		120.00	230	115	138	159	19080	19080

Call Back: Sign: PSN Date: 2015-08-17 Lister:

33-391020.0000-v082020R