PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-391029.0000 RES
L03 2026

sale

2023 MANNS EDDIE	2022-04-14	
2024 ANDREWS BAUDERS TAYLO	2023-08-21	
2025 ANDREWS BAUDERS TAYLO	2023-08-21	
2026 ANDREWS BAUDERS TAYLOR	2023-08-21	PT NE 1/4 FRAC 2 .798A
16564 SR 309	1WD	
	$231,000	
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	.8000	.8000	.8000	.8000	.8000			
Land100%	17290	17290	17290	17290		17290	19910	19920
Bldg100%	119710	119710	119710	119710		119710	153340	153340
Totl100%	137000t	137000t	137000t	137000t		137000t	173260t	173260t
Cauv100%								
Tax Value:								
Land 35%	6050	6050	6050	6050		6050	6970	6970
Bldg 35%	41900	41900	41900	41900		41900	53670	53670
Totl 35%	47950t	47950t	47950t	47950t		47950t	60640t	60640t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1919.72	2033.90	2032.02	2032.02	2032.02			
Sp-Asmnt	26.00	18.00	18.00	18.00				

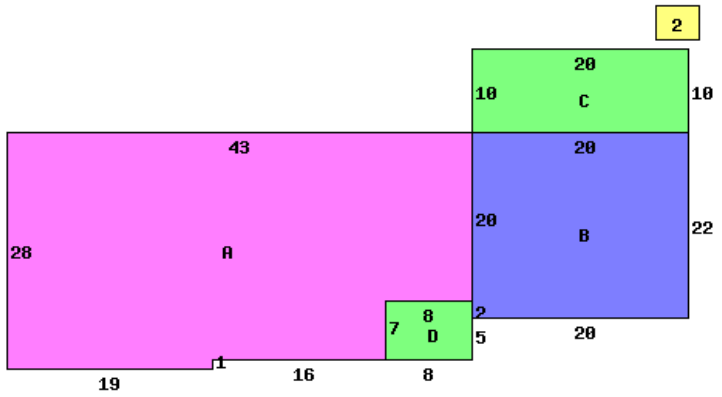
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1124		a	*MAIN
	F2	G		440	10560	b	GRAGE
	PAT	P		200	600	c	PORCH
	STP	P		56	220	d	PORCH

#: 30 L/W
333910300000 .266s

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
326	1	2023-08-21	ANDREWS BAUDERS TAYLOR RA	1WD		231000	15110	83800
32	1	2022-04-14	MANNS EDDIE	1WD		150000	15110	83800
338	1	2020-07-31	STEVE WHITE RENTALS LLC	1WD		25000	14400	67140
101	1	2011-03-17	HAMMOND SANDRA A	1FD	*	69500	13490	74600
71	1	2011-02-28	HOGUE BETTY J	1CT	*	0	13490	74600
350	1	1989-05-03		1WD		55000	0	48110
724	0	1986-09-08			*	55000	0	47710
440	0	1986-06-13			*	4000	0	47710

Year	Land	Bldg	Total	Net Tax
2022	5290	29330	34620	1586.50
2021	5290	29330	34620	1592.38

p r o j e c t		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			



16564 SR 309 43326

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1124	103730
	Basement		1124	20940
	Subtotal			124670
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	D	Plumbing	1400
Panelled Wall	X	Garages and Carports	10560
Unfinished Wall	X	Extra Features	820
Floor/Carpet	X	Total Value	137450
Number of Rooms	1 5		
Bedrooms	2	PUB ELECTRIC	
		PUB GAS	
Central Heat	A	PRIV WATER	
FORCED AIR		PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1		
Extra 2 Fixture	1	Neighborhood:	
		Code:	3300
		Dwl/Gar/NC%	1.7000

	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		1124		C	1963GD	137450	.35		151880
2	Shed		10X16	160		D	2023AV	1540	.05		1460

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		120.00	290	120	138	166	19920	19920

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

33-391029.0000-v082020R