PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-391031.0000 RES
L02 2025

sale

2022	NORRIS GREGORY & AMAN	2021-09-29
2023	NORRIS GREGORY & AMAN	2021-09-29
2024	NORRIS GREGORY & AMAN	2021-09-29
2025	NORRIS GREGORY & AMANDA	2021-09-29 PT NE 1/4 FRAC 2 .746A
	16590 SR 309	1SD
		$150,000
	KENTON OH 43326	

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	.7500	.7460	.7460	.7460	
Land100%	14230	16260	16260	16260	16270
Bldg100%	115660	152830	152830	152830	152830
Totl100%	129890t	169090t	169090t	169090t	169100t
Cauv100%					
Tax Value:					
Land 35%	4980	5690	5690	5690	5690
Bldg 35%	40480	53490	53490	53490	53490
Totl 35%	45460t	59180t	59180t	59180t	59180t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2083.26	2369.32	2510.26	2507.90	
Sp-Asmnt	18.00	26.00	18.00	18.00	

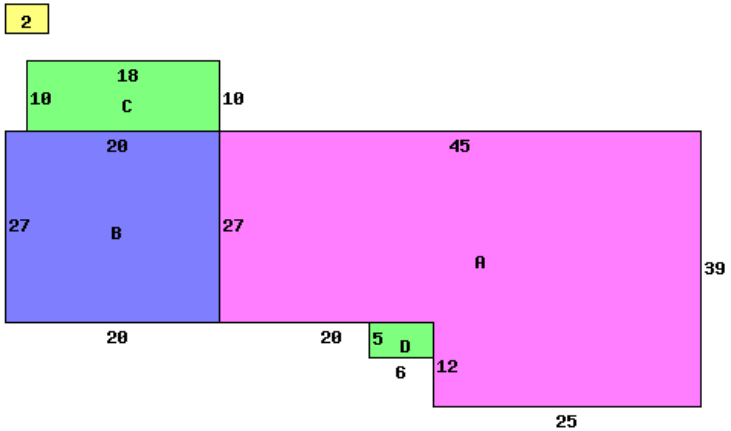
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1515		a	*MAIN
	F2	G		540	12960	b	GRAGE
	EFP	P		180	7200	c	PORCH
	STP	P		30	120	d	PORCH

#: 32 L/W
333910320000 .48a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
516	1	2021-09-29	NORRIS GREGORY & AMANDA M	1SD	150000	14230	115660
422	1	2014-09-26	PURDY ELIZABETH	1WD	117000	12660	100660
647	1	2005-09-26	SNIDER MARCIA K	1WD	60000	10860	76740
490	1	2004-10-20	SNIDER MARCIA K ETAL	1QC *	0	10860	77290
177	1	2003-04-15	WALLACE RICHARD B	1AF *	0	10860	77290

Year	Land	Bldg	Total	Net Tax
2021	4980	40480	45460	2090.98
2020	4980	40480	45460	1810.90

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



16590 SR 309 43326

Occupancy 1 Single Family

Story Height 1
Floor Level

			*DWELLING COMPUTATIONS Sq-Ft	Value
Main	FRAME		1515	119660
Basement			1520	28120
Subtotal				147780
Roof	GABLE			

Shingle B 1 2 U A

Plaster/Drywall	X	760 sq ft	Basement Finish	8230
Panelled Wall	X		Air Conditioning	2580
Floor/Hardwood	X		Plumbing	2100
Floor/Carpet	X		Garages and Carports	12960
Number of Rooms	1 5		Extra Features	8000
Bedrooms	3		Total Value	181650
Central Heat	A		PUB ELECTRIC	
LP			PUB GAS	
Central A/C	A		PRIV WATER	
Plumbing			PRIV SEWER	
Standard	1		PUB PAVED ST/RD	
Extra 3 Fixture	1		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		2275		C	1963GD	181650	.35	.05	150310
2	Shop-Stud		20X24	480		C	1963AV	7200	.65		2520

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	114.0100	113.00	292	120	120	144	16270	16270

Call Back: Sign: PSN Date: 2015-08-16 Lister: 33-391031.0000-v082020R