PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-391045.0000 RES
L22 2025

## sale

| | | |
|---|---|---|
| 2022 FINK MICHAEL A & MARI | | |
| 2023 FINK MICHAEL A & MARI | | |
| 2024 FINK MICHAEL ANTHONY | 2023-11-06 | |
| 2025 FINK MICHAEL ANTHONY | 2023-11-06 PT NE 1/4 FRAC 2 .701A | |
| 16407 CR 144 | 1CT | |
| | $0 | |
| KENTON OH 43326 | | |

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

| | 2022 | 2023 | 2024 | 2025 | |
|---|---|---|---|---|---|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 511 | 511 | 511 | 511 | 511 |
| Acres | .7000 | .7000 | .7000 | .7000 | |
| Land100% | 19230 | 21940 | 21940 | 21940 | 21950 |
| Bldg100% | 137370 | 161770 | 161770 | 161770 | 161780 |
| Totl100% | 156600t | 183710t | 183710t | 183710t | 183730t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 6730 | 7680 | 7680 | 7680 | 7680 |
| Bldg 35% | 48080 | 56620 | 56620 | 56620 | 56620 |
| Totl 35% | 54810t | 64300t | 64300t | 64300t | 64310t |
| Hmstd35% | | | | 64300 | |
| Owner Oc | 51.76 | 55.06 | 55.02 | 54.44 | hmstd 7680 l 56620 b |
| Hmstd RB | 392.70 | 359.26 | 407.30 | 421.50 | |
| Net Tax | 2067.28 | 2159.98 | 2265.10 | 2248.94 | |
| Sp-Asmnt | 26.71 | 26.71 | 37.00 | 37.00 | |

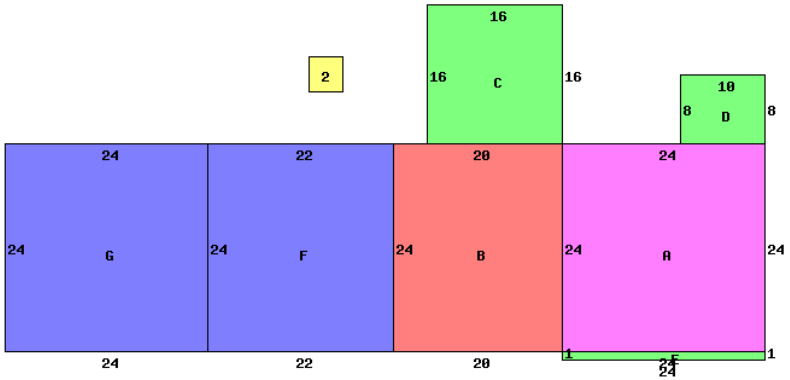
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 B | F | M | | 576 | | a | *MAIN |
| 1 | F/C | A | | 480 | | b | ADDTN |
| | DK | P | | 256 | 3840 | c | PORCH |
| | DK | P | | 80 | 1200 | d | PORCH |
| | OH | P | | 24 | 910 | e | PORCH |
| | F2 | G | | 528 | 12670 | f | GRAGE |
| | F2 | G | | 576 | 13820 | g | GRAGE |

#: 43, 46 L/W
333910430000 .02a
333910460000 .37a

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 476 | 1 | 2023-11-06 | FINK MICHAEL ANTHONY | 1CT * | 0 | 21940 | 161770 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2021 | 6730 | 48080 | 54810 | 2075.12 |
| 2020 | 6730 | 48080 | 54810 | 1791.00 |

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




16407 CR 144 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1056 | 101590 |
| | Basement | | 576 | 10960 |
| | Subtotal | | | 112550 |
| Shingle | Roof | GABLE | | |

| | B | 1 | 2 | U | A | | |
|---|---|---|---|---|---|---|---|
| Plaster/Drywall | X | X | | | | 480 sq ft | Basement Finish 5350 |
| Floor/Hardwood | | X | | | | | Plumbing 2100 |
| Floor/Carpet | | X | | | | | Garages and Carports 26490 |
| Number of Rooms | 1 | 6 | | | | | Extra Features 5950 |
| Bedrooms | | 3 | | | | | Total Value 152440 |
| Central Heat | | A | | | | | PUB ELECTRIC |
| ELECTRIC | | | | | | | PUB GAS |
| Plumbing | | | | | | | PRIV WATER |
| Standard | 1 | | | | | | PRIV SEWER |
| Extra 3 Fixture | 1 | | | | | | PUB PAVED ST/RD |
| | | | | | | | 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 | | 1536 | | C+ | 1983AV | 167680 | .28 | | 161780 |
| 2 | Shed | *PP | 8X10 | 80 | | | OLD/ | 0 | | | 0 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | | 165.00 | 190 | 111 | 120 | 133 | 21950 | 21950 |

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

33-391045.0000-v082020R