PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-391045.0000 RES
L22 2026

sale

2023 FINK MICHAEL A & MARI		
2024 FINK MICHAEL ANTHONY	2023-11-06	
2025 FINK MICHAEL ANTHONY	2023-11-06	
2026 FINK MICHAEL ANTHONY	2023-11-06 PT NE 1/4 FRAC 2 .701A	
16407 CR 144	1CT	
	$0	
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	.7000	.7000	.7000	.7000	.7000			
Land100%	21940	21940	21940	21940		21940	25260	25250
Bldg100%	161770	161770	161770	161770		161770	205230	205240
Totl100%	183710t	183710t	183710t	183710t		183710t	230490t	230490t
Cauv100%								
Tax Value:								
Land 35%	7680	7680	7680	7680		7680	8840	8840
Bldg 35%	56620	56620	56620	56620		56620	71830	71830
Totl 35%	64300t	64300t	64300t	64300t		64300t	80670t	80670t
Hmstd35%				64300		64300	64300	
Owner Oc	55.06	55.02	54.44	54.44	54.44	hmstd 7680 l	56620 b	
Hmstd RB	359.26	407.30	421.50	421.50	421.50			
Net Tax	2159.98	2265.10	2248.94	2248.94	2248.94			
Sp-Asmnt	26.71	37.00	37.00	37.00				

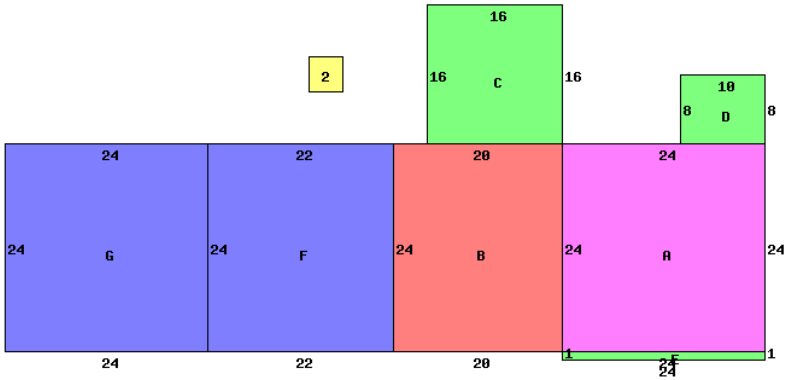
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		576		a	*MAIN
1	F/C	A		480		b	ADDTN
	DK	P		256	3840	c	PORCH
	DK	P		80	1200	d	PORCH
	OH	P		24	910	e	PORCH
	F2	G		528	12670	f	GRAGE
	F2	G		576	13820	g	GRAGE

#: 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
2022	6730	48080	54810	2067.28
2021	6730	48080	54810	2075.12

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%	1.7000

	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		1536		C+	1983AV	167680	.28		205240
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	138	153	25250	25250

Call Back: Sign: PSN Date: 2015-08-17 Lister: 33-391045.0000-v082020R