PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-392004.0000 RES
L45 2025

sale

2022	WATKINS NICHOLAS & PA	2010-04-06	
2023	WATKINS NICHOLAS & PA	2010-04-06	
2024	WATKINS NICHOLAS & PA	2010-04-06	
2025	WATKINS NICHOLAS & PAUL	2010-04-06	PT NE 1/4 FRAC 2 .465A
	12573 TR 179	1SD	
		$78,000	
	KENTON OH 43326		

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

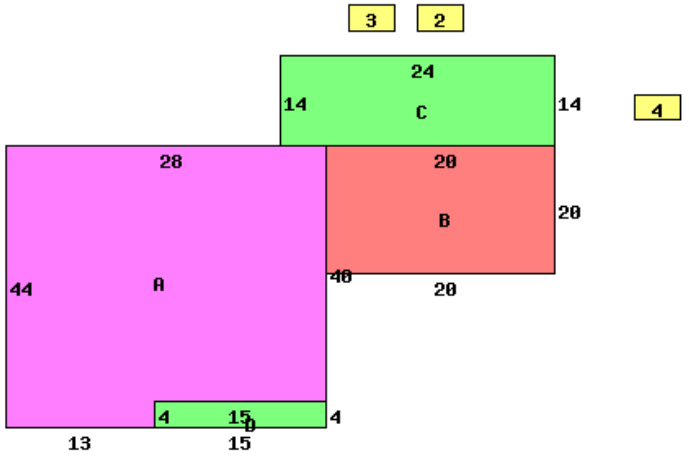
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	.4700	.4700	.4700	.4700	
Land100%	10860	12430	12430	12430	12420
Bldg100%	87200	101090	101090	101090	101080
Totl100%	98060t	113510t	113510t	113510t	113500t
Cauv100%					
Tax Value:					
Land 35%	3800	4350	4350	4350	4350
Bldg 35%	30520	35380	35380	35380	35380
Totl 35%	34320t	39730t	39730t	39730t	39730t
Hmstd35%			39730		
Owner Oc			34.00	33.64	hmstd 4350 l 35380 b
Hmstd RB					
Net Tax	1572.74	1590.62	1651.24	1650.02	
Sp-Asmnt	21.35	21.35	32.42	32.42	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1172		a	*MAIN
1	F	A		400		b	ADDTN
	DK	P		336	5040	c	PORCH
	OFP	P		60	1800	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
133	1	2010-04-06	WATKINS NICHOL	1SD	78000	7460	69710
466	1	2006-07-24	BROWNING ADAM W ETAL	1	42000	7030	66510
1019	1	1993-10-15	SCHMIDT III FREDERICK &	1UN	55900	0	46630
988	0	1986-12-01		*	22500	0	43000

Year	Land	Bldg	Total	Net Tax
2021	3800	30520	34320	1578.58
2020	3800	30520	34320	1367.14

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



12573 TR 179 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1572	123510
	Subtotal			123510
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	2780
Panelled Wall	X	Extra Features	7400
Floor/Hardwood	X	Total Value	133690
Floor/Carpet	X		
Number of Rooms	6	PUB ELECTRIC	
Bedrooms	3	PUB GAS	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Central A/C	A	Topo: ROLLING	
Plumbing			
Standard	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 F/C		1572		C-	1964AV	120320	.40		96740
2	Shed	*SV F 0	12X18	216			1979	400			400
3	Shed	*NV		0			OLD/	0			0
4	Shed		16X32	512		D	2018AV	4920	.20		3940

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		90.00	225	115	120	138	12420	12420

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

33-392004.0000-v082020R