

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-392004.0000
L45

RES
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
KENTON OH 43326	\$78,000

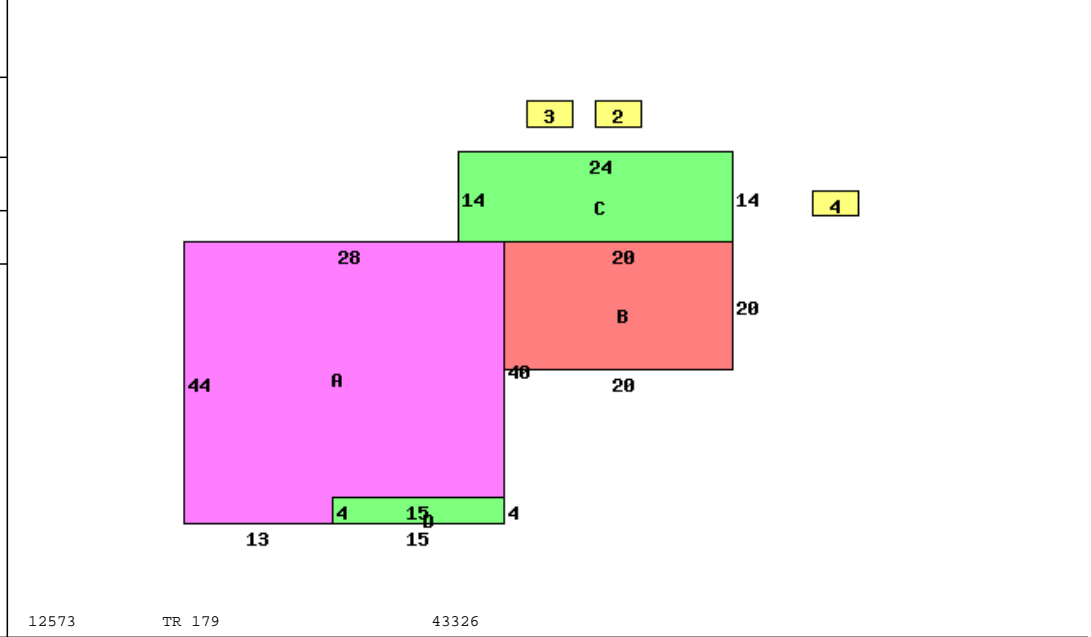
Eff Rate:-	49.60	43.46	45.84	45.76	a/r
Tax Year	2022	2023	2024	2025	2025
Prop Cls	510	510	510	510	510
Acres	.4700	.4700	.4700	.4700	.4700
Land100%	10860	12430	12430	12430	12430
Bldg100%	87200	101090	101090	101090	101090
Totl100%	98060t	113510t	113510t	113510t	113510t
Cauvl00%					
Tax Value:					
Land 35%	3800	4350	4350	4350	4350
Bldg 35%	30520	35380	35380	35380	35380
Totl 35%	34320t	39730t	39730t	39730t	39730t
Hmstd35%					
Owner Oc			34.00	33.64	33.64
Hmstd RB					
Net Tax	1572.74	1590.62	1651.24	1650.02	1650.02
Sp-Asmnt	21.35	21.35	32.42	32.42	

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

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
133	1	2010-04-06	WATKINS NICHOLAS	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
902 MAIN DISTRICT CONSERVANCY XA/2025
500 HARDIN COUNTY LANDFILL XA/2025



Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	1572 123510
Shingle	123510
Plaster/Drywall	Air Conditioning 2780
Panelled Wall	Extra Features 7400
Floor/Hardwood	Total Value 133690
Floor/Carpets	
Number of Rooms 6	PUB ELECTRIC
Bedrooms 3	PUB GAS
Central Heat	PRIV WATER
FORCED AIR	PRIV SEWER
Central A/C	PUB PAVED ST/RD
Plumbing	Topo: ROLLING
Standard 1	Neighborhood:
	Code: 3300
	Dwl/Gar/NC% 1.3400

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	1572		C-	1964AV	120320	.40	Dpr	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
front lot	acres/	effective	depth	actual	effective	extended	true		
	frontage	frontage	depth	factor	rate	value	value		
		90.00	225	115	120	138	12420	12420	

Call Back: Sign: PSN Date: 2015-08-17 Lister: 33-392004.0000-v082020R