PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-392011.0000 RES
L41 2025

sale

2022	MCNALLY COREY J & DAR	2021-09-21
2023	MCNALLY COREY J & DAR	2021-09-21
2024	MCNALLY COREY J & DAR	2021-09-21
2025	MCNALLY COREY J & DARIA	2021-09-21 PT NE 1/4 FRAC 2 .465A
	12641 TR 179	1SD
		$78,500
	KENTON OH 43326	

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

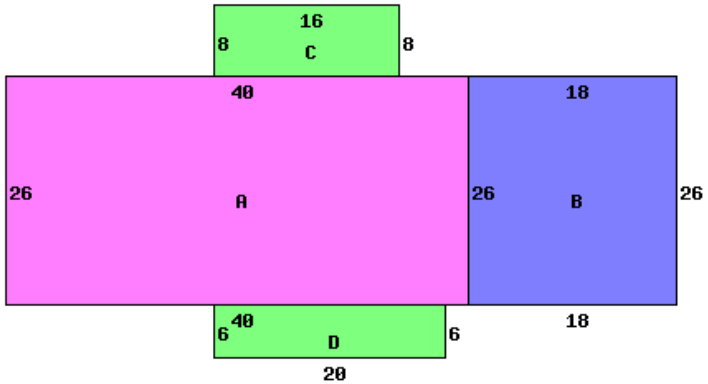
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	.4700	.4700	.4700	.4700	
Land100%	10860	12430	12430	12430	12420
Bldg100%	67890	86830	86830	86830	86820
Totl100%	78740t	99260t	99260t	99260t	99240t
Cauv100%					
Tax Value:					
Land 35%	3800	4350	4350	4350	4350
Bldg 35%	23760	30390	30390	30390	30390
Totl 35%	27560t	34740t	34740t	34740t	34730t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1262.96	1390.84	1473.58	1472.20	
Sp-Asmnt	21.16	21.16	31.41	31.41	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1040		a	*MAIN
	F	G		468	11230	b	GRAGE
	EFP	P		128	5120	c	PORCH
	OFP	P		120	3600	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
498	1	2021-09-21	MCNALLY COREY J & DARIA S	1SD	78500	10860	67890
216	1	2015-05-14	HEGE P HAROLD & WILDA I	1SD	70000	7460	63310
57	1	2012-02-16	BARNES BARBARA A	1ED	60000	7460	66710
77	1	1999-02-22	STEELE VESTA	1WD *	0	8510	33090

Year	Land	Bldg	Total	Net Tax
2021	3800	23760	27560	1267.64
2020	3800	23760	27560	1097.84

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



12641 TR 179 43326

Occupancy 1 Single Family

Story Height 1
Floor Level
Metal

			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1040	104680
	Subtotal			104680
	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	1820
Floor/Hardwood	X	Garages and Carports	11230
Number of Rooms	5	Extra Features	8720
Bedrooms	3	Total Value	126450
Central Heat	A	PUB ELECTRIC	
FORCED AIR		PUB GAS	
Central A/C	A	PRIV WATER	
Plumbing		PRIV SEWER	
Standard	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 F/C		1040		D+	1962GD	107480	.37	.05	86200
2	Shed		12X18	216		D	1970FR	2070	.70		620

	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: 33-392011.0000-v082020R