

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-392013.0000
L44

RES
2025

sale

2022 CRABTREE MASON	2019-04-10	
2023 CRABTREE MASON	2019-04-10	
2024 CRABTREE MASON	2019-04-10	
2025 CRABTREE MASON	2019-04-10	PT NE 1/4 FRAC 2 .465A
12589 TR 179		LWD
		\$116,600
KENTON OH 43326		

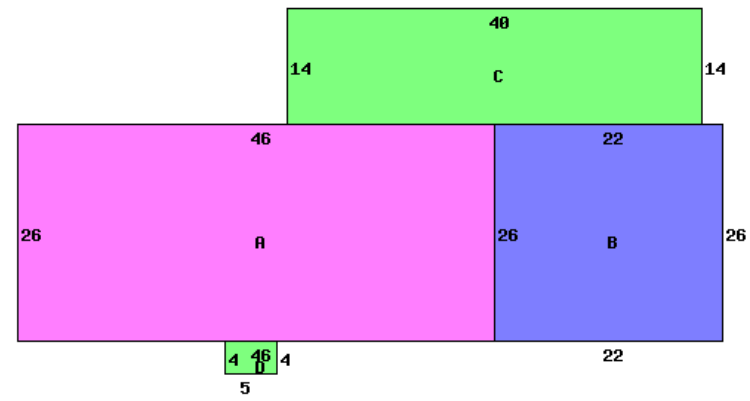
Eff Rate:-	49.60	43.46	45.84	45.76	a/r	
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres	.4700	.4700	.4700	.4700	.4700	
Land100%	10860	12430	12430	12430	12430	12420
Bldg100%	99260	130430	130430	130430	130430	130420
Totl100%	110110t	142860t	142860t	142860t	142860t	142840t
Cauvl00%						
Tax Value:						
Land 35%	3800	4350	4350	4350	4350	4350
Bldg 35%	34740	45650	45650	45650	45650	45650
Totl 35%	38540t	50000t	50000t	50000t	50000t	49990t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	1766.14	2001.78	2120.84	2118.88	2118.88	
Sp-Asmnt	21.60	21.60	34.65	34.65		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1196		a	*MAIN
	F2	G		572	13730	b	GRAGE
	EPF	P		560	22400	c	PORCH
	STP	P		20	80	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
131	1	2019-04-10	CRABTREE MASON	LWD	116600	10340	78860
708	1	1999-11-24	COULSON REBECCA L	LWD	82500	4970	60710
302	1	1996-05-23	REESE DARRIN L & SARA C	LWD	58000	8310	53110
102	1	1993-02-12	REESE LINDA L	ICT *	0	0	46830

Year	Land	Bldg	Total	Net Tax
2021	3800	34740	38540	1772.68
2020	3800	34740	38540	1535.24

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



12589 TR 179 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level		
Main	FRAME	1196 105950
Basement		1144 21310
Subtotal		127260
Metal	Roof	HIP
B 1 2 U A		
Plaster/Drywall	X	1144 sq ft
Panelled Wall	X	Basement Finish 12300
Floor/Hardwood	X	Plumbing 3500
Floor/Carpet	X X	Garages and Carperts 13730
Floor/Concrete	X	Extra Features 23440
Number of Rooms	2 7	Total Value 180230
Bedrooms	3	
Central Heat	A	PUB ELECTRIC
GRAV AIR		PUB GAS
Plumbing		PRIV WATER
Standard	1	PRIV SEWER
Extra 3 Fixture	1	PUB PAVED ST/RD
Extra 2 Fixture	1	
		Neighborhood:
		Code:
		3300
		Dwl/Gar/NC%
		1.3400

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 B F	FtxFt	Area	Grade	Cond	Dpr Dpr	Value
		2340		C-	1963AV	.40	130420
front lot	acres/	effective	depth	depth	actual	extended	true
	frontage	frontage	factor	factor	rate	value	value
		90.00	225	115	120	12420	12420

Call Back:

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

33-392013.0000-v082020R