PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-392013.0000 RES
L44 2026

sale

2023 CRABTREE MASON		2019-04-10
2024 CRABTREE MASON		2019-04-10
2025 CRABTREE MASON		2019-04-10
2026 CRABTREE MASON		2019-04-10 PT NE 1/4 FRAC 2 .465A
12589 TR 179		1WD
		$116,600
KENTON OH 43326		

Eff Rate:- 43.46 45.84 45.76 45.76 a/r

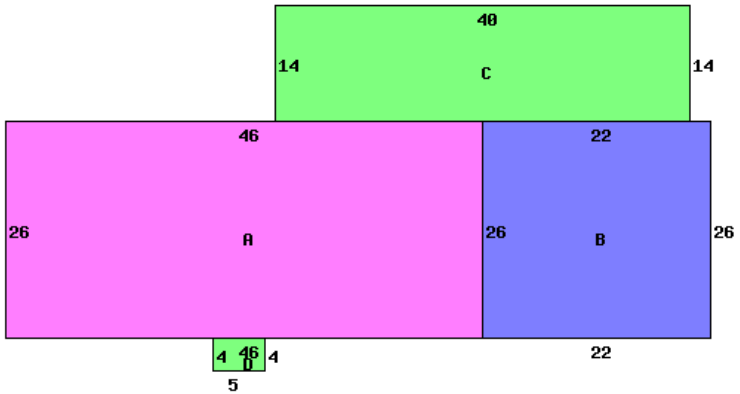
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres	.4700	.4700	.4700	.4700	.4700			
Land100%	12430	12430	12430	12430		12430	14310	14310
Bldg100%	130430	130430	130430	130430		130430	165460	165450
Totl100%	142860t	142860t	142860t	142860t		142860t	179770t	179760t
Cauv100%								
Tax Value:								
Land 35%	4350	4350	4350	4350		4350	5010	5010
Bldg 35%	45650	45650	45650	45650		45650	57910	57910
Totl 35%	50000t	50000t	50000t	50000t		50000t	62920t	62920t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2001.78	2120.84	2118.88	2118.88	2118.88			
Sp-Asmnt	21.60	34.65	34.65	34.65				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1196		a	*MAIN
	F2	G		572	13730	b	GRAGE
	EFP	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	1WD		116600	10340	78860
708	1	1999-11-24	COULSON REBECCA L	1WD		82500	4970	60710
302	1	1996-05-23	REESE DARRIN L & SARA C	1WD		58000	8310	53110
102	1	1993-02-12	REESE LINDA L	1CT	*	0	0	46830

Year	Land	Bldg	Total	Net Tax
2022	3800	34740	38540	1766.14
2021	3800	34740	38540	1772.68

project		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

			Sq-Ft	Value
Story Height 1				
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	Basement Finish	12300
Panelled Wall	X		Plumbing	3500
Floor/Hardwood	X		Garages and Carports	13730
Floor/Carpet	X X		Extra Features	23440
Floor/Concrete	X		Total Value	180230
Number of Rooms	2 7			
Bedrooms	3		PUB ELECTRIC	
			PUB GAS	
Central Heat	A		PRIV WATER	
GRAV AIR			PRIV SEWER	
Plumbing			PUB PAVED ST/RD	
Standard	1			
Extra 3 Fixture	1		Neighborhood:	
Extra 2 Fixture	1		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		2340		C-	1963AV	162210	.40		165450

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		90.00	225	115	138	159	14310	14310

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

33-392013.0000-v082020R