PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-393017.0000 RES
L60 2025

sale

2022 KNIPPEN ASHLEY	2020-02-13	
2023 KNIPPEN ASHLEY	2020-02-13	
2024 KNIPPEN ASHLEY	2020-02-13	
2025 KNIPPEN ASHLEY	2020-02-13	FAIRWAY VIEW 17
16398 CR 144	1WD	
	$122,500	
KENTON OH 43326		

2026 ZIMMERMAN DOUGLAS E & E	2025-09-02	
16398 CR 144	1SD	
KENTON OH 43326		
2027 MORRIS COLIN J	2026-05-29	
16398 CR 144	1WD	
KENTON OH 43326		

Eff Rate: 49.60 43.46 45.84 45.76 a/r

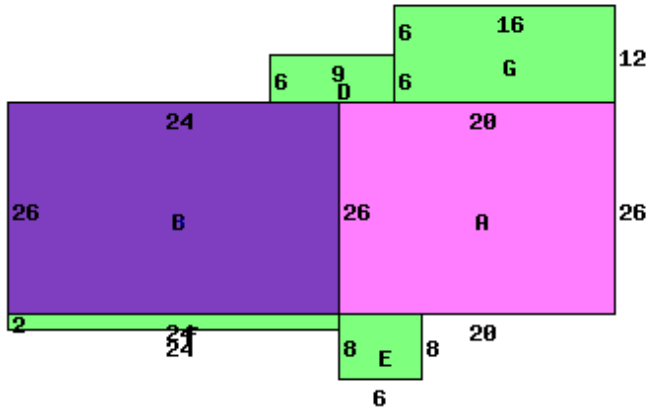
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	13230	27000	27000	27000	27000	27000
Bldg100%	103970	109740	109740	109740	109740	109910
Totl100%	117200t	136740t	136740t	136740t	136740t	136910t
Cauv100%						
Tax Value:						
Land 35%	4630	9450	9450	9450	9450	9450
Bldg 35%	36390	38410	38410	38410	38410	38470
Totl 35%	41020t	47860t	47860t	47860t	47860t	47920t
Hmstd35%						
Owner Oc	38.74	41.00	40.94	40.52	40.52	
Hmstd RB						
Net Tax	1841.04	1875.12	1989.14	1987.68	1987.68	
Sp-Asmnt	21.61	21.61	33.68	33.68		

SHB+	Cons	Type	FACT	SQ-FT	VALUE		
1 B	1	F	M	520		a	*MAIN
1		F	A	624		b	ADDTN
		BASE	G	624	1300	c	GRAGE
		STP	P	54	220	d	PORCH
		STP	P	48	190	e	PORCH
		OH	P	48	1820	f	PORCH
		PAT	P	192	580	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
178	1	2026-05-29	MORRIS COLIN J	1WD		180000	27000	109740
387	1	2025-09-02	ZIMMERMAN DOUGLAS E & ELI	1SD		170000	27000	109740
59	1	2020-02-13	KNIPPEN ASHLEY	1WD		122500	12600	81970
13	1	2018-01-12	HANDELL ROBERT W F JR	1QC	*	0	12600	81970
182	1	2014-05-14	HANDELL ROBERT WF JR &	1SD		95500	12340	97200
440	1	2007-11-06	HAMILTON MATTHEW	1QC	*	0	9910	91060
331	1	2003-06-16	HAMILTON MATTHEW & NICOL	1WD		90000	9000	78110
153	1	1998-03-20	RAMGE BRANDON L & AMBER1	WD		80000	9000	66800

Year	Land	Bldg	Total	Net Tax
2021	4630	36390	41020	1886.76
2020	4630	36390	41020	1595.02

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



16398 CR 144 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1144	105580
	Basement		520	9920
	Subtotal			115500
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall	X	X			
Floor/Pine		X			
Floor/Carpet	X	X			
Number of Rooms	1	7			
Bedrooms		3			
Fireplace					
Openings	1				
Stacks	1				
Central Heat		A			
ELECTRIC					
Central A/C		A			
Plumbing					
Standard	1				
Extra 3 Fixture	1				
Extra 2 Fixture	1				

520 sq ft

Basement Finish	5740
Fireplaces	2000
Air Conditioning	2030
Plumbing	3500
Garages and Carports	1300
Extra Features	4590
Total Value	134660
PUB ELECTRIC	
PUB GAS	
PRIV WATER	
PUB SEWER	
PUB PAVED ST/RD	
Topo: LOW	
Neighborhood:	
Code:	3310
Dwl/Gar/NC%	1.0600

	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		1664		C+	1979AV	148130	.30		109910

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		90.00	150	100	300	300	27000	27000

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

33-393017.0000-v082020R