PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-393017.0000 RES
L60 2026

sale

2023	KNIPPEN ASHLEY	2020-02-13
2024	KNIPPEN ASHLEY	2020-02-13
2025	KNIPPEN ASHLEY	2020-02-13
2026	KNIPPEN ASHLEY	2020-02-13 FAIRWAY VIEW 17
	16398 CR 144	1WD
		$122,500
	KENTON OH 43326	

2027	ZIMMERMAN DOUGLAS E & E	2025-09-02
	16398 CR 144	1SD
	KENTON OH 43326	

2028	MORRIS COLIN J	2026-05-29
	16398 CR 144	1WD
	KENTON OH 43326	

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

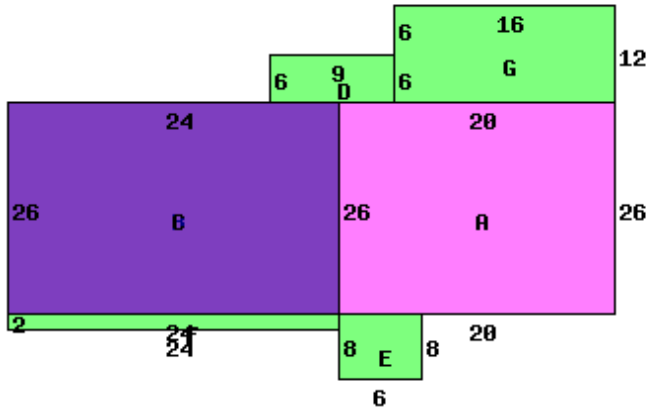
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	27000	27000	27000	27000		27000	31060	31050
Bldg100%	109740	109740	109740	109740		109740	134800	134800
Totl100%	136740t	136740t	136740t	136740t		136740t	165860t	165850t
Cauv100%								
Tax Value:								
Land 35%	9450	9450	9450	9450		9450	10870	10870
Bldg 35%	38410	38410	38410	38410		38410	47180	47180
Totl 35%	47860t	47860t	47860t	47860t		47860t	58050t	58050t
Hmstd35%								
Owner Oc	41.00	40.94	40.52	40.52	40.52			
Hmstd RB								
Net Tax	1875.12	1989.14	1987.68	1987.68	1987.68			
Sp-Asmnt	21.61	33.68	33.68	33.68				

SHB+	Cons	Type	FACT	SQ-FT	VALUE		
1 B	F	M		520		a	*MAIN
1	F	A		624		b	ADDTN
	F	BASE		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
2022	4630	36390	41020	1841.04
2021	4630	36390	41020	1886.76

project		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	520 sq ft	Basement Finish 5740
Floor/Pine		X		Fireplaces 2000
Floor/Carpet	X	X		Air Conditioning 2030
Number of Rooms	1	7		Plumbing 3500
Bedrooms		3		Garages and Carports 1300
				Extra Features 4590
Fireplace				Total Value 134660
Openings	1			
Stacks	1			PUB ELECTRIC
Central Heat		A		PUB GAS
ELECTRIC				PRIV WATER
Central A/C		A		PUB SEWER
Plumbing				PUB PAVED ST/RD
Standard	1			Topo: LOW
Extra 3 Fixture	1			
Extra 2 Fixture	1			Neighborhood:
				Code: 3310
				Dwl/Gar/NC% 1.3000

	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		134800

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		90.00	150	100	345	345	31050	31050

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

33-393017.0000-v082020R