PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-394006.0000 RES
L113 2025

sale

2022	STARR MATTHEW & EMILY	2020-09-11
2023	STARR MATTHEW & EMILY	2020-09-11
2024	STARR MATTHEW & EMILY	2020-09-11
2025	STARR MATTHEW & EMILY	2020-09-11 FAIRWAY VIEW 2 6 1SD
	16381 MAUREEN DR	$222,000
	KENTON OH 43326	

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

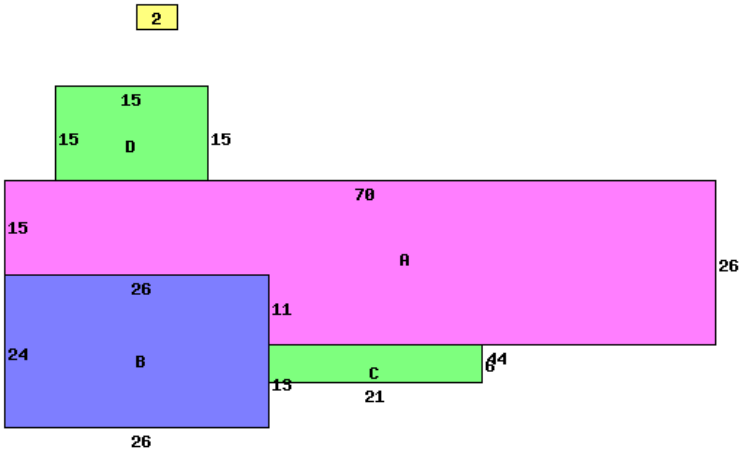
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	18140	37090	37090	37090	37090	37080
Bldg100%	117740	133460	133460	133460	133460	133470
Totl100%	135890t	170540t	170540t	170540t	170540t	170550t
Cauv100%						
Tax Value:						
Land 35%	6350	12980	12980	12980	12980	12980
Bldg 35%	41210	46710	46710	46710	46710	46710
Totl 35%	47560t	59690t	59690t	59690t	59690t	59690t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	2179.50	2389.74	2531.88	2529.52	2529.52	
Sp-Asmnt	22.00	22.00	37.58	37.58		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1534		a	*MAIN
	F2	G		624	14980	b	GRAGE
	OFP	P		126	3780	c	PORCH
	DK	P		225	3380	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
403	1	2020-09-11	STARR MATTHEW & EMILY	1SD	222000	17290	86890
520	1	2018-10-18	HOMMEL DANETTE K & REX T	1WD	134000	17290	86890
258	1	2017-06-06	RAMSEY GLORIA C	1 *	0	16910	93570
425	1	2001-09-20	RAMSEY GLORIA C	1QC *	0	16090	75570
880	0	1987-10-16		*	13000	0	11910

Year	Land	Bldg	Total	Net Tax
2021	6350	41210	47560	2187.56
2020	6350	38760	45110	1754.06

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



16381 MAUREEN DR 43326

Occupancy 1 Single Family

Story Height 1

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1534	121160
	Basement		240	4920
	Subtotal			126080
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	2610
Unfinished Wall	X	Plumbing	2800
Floor/Carpet	X	Garages and Carports	14980
Floor/Tile-Lino	L	Extra Features	7160
Number of Rooms	1 7	Total Value	153630
Bedrooms	3		
		PUB ELECTRIC	
Central Heat	A	PUB SEWER	
FORCED AIR		PUB PAVED ST/RD	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	3310
Extra 3 Fixture	1	Dwl/Gar/NC%	1.0600
Extra Fixture	1		

	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		1534		C	1988VG	153630	.19		131910
2	Shed		12X16	192		D	2019AV	1840	.15		1560

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		120.00	160	103	300	309	37080	37080

Call Back: Sign: PSN Date: 2015-08-18 Lister: 33-394006.0000-v082020R