

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-394009.0000
L116

RES
2025

sale

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

2022 STEPHENS GREGGORY A &	2002-12-16
2023 STEPHENS GREGGORY A &	2002-12-16
2024 STEPHENS GREGGORY A &	2002-12-16
2025 STEPHENS GREGGORY A & J	2002-12-16 FAIRWAY VIEW 2 9
16449 MAUREEN DR	LWD
KENTON OH 43326	\$142,000

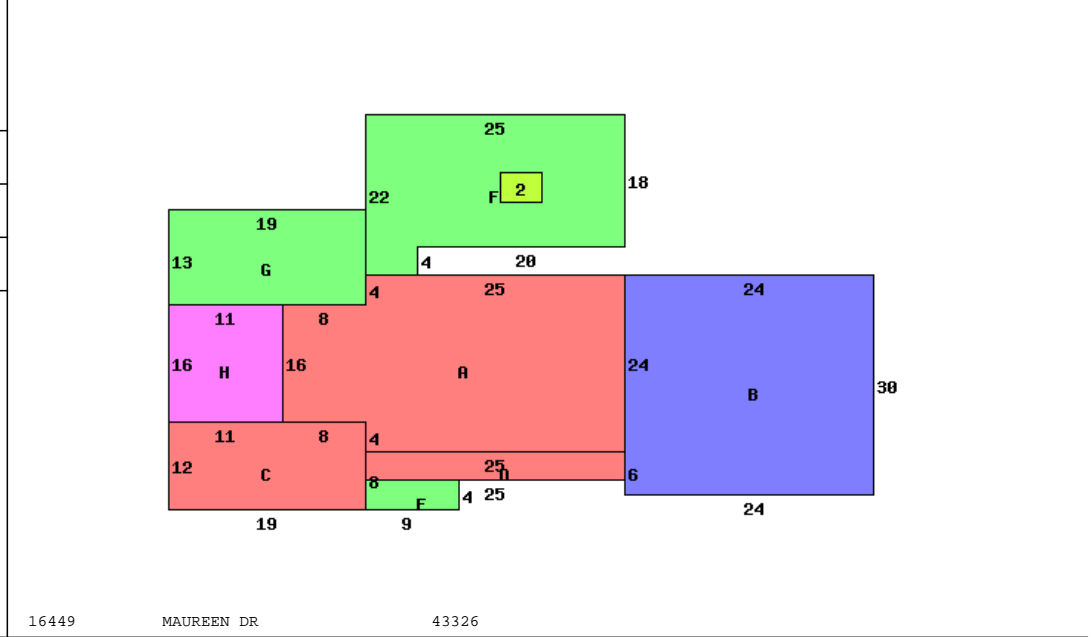
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	19030	38890	38890	38890	38880
Land100%	202630	201740	201740	201740	201730
Bldg100%	221660t	240630t	240630t	240630t	240610t
Totl100%					
Cauvl00%					
Tax Value:					
Land 35%	6660	13610	13610	13610	13610
Bldg 35%	70920	70610	70610	70610	70610
Totl 35%	77580t	84220t	84220t	84220t	84210t
Hmstd35%					
Owner Oc	73.26	72.14	72.06	71.30	
Hmstd RB					
Net Tax	3481.94	3299.68	3500.30	3497.76	
Sp-Asmnt	23.43	143.43	163.16	43.16	

SHB+ 2 B	CONS F	TYPE A	FACT	SQ-FT 728	VALUE 17280	a	ADDTN
1	F/C	A		228		b	GRAGE
1 B	F	A		100		c	ADDTN
	OPF	P		36	1080	e	PORCH
	DK	P		470	7050	f	PORCH
1 B	PAT	P		247	740	g	PORCH
	F	M		176		h	*MAIN

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
665	1	2002-12-16	STEPHENS GREGGORY A & JE	LWD	142000	16800	144970
770	0	1987-09-04		*	14000	0	12510

Year	Land	Bldg	Total	Net Tax
2021	6660	70920	77580	3495.14
2020	6660	70920	77580	3016.60

Project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025



16449 MAUREEN DR 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level		
	Main	FRAME 1232 105480
	Full Upper	FRAME 728 54960
	Basement	1004 18720
	Subtotal	179160
Shingle	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X X	Fireplaces 2000
Unfinished Wall	X	Air Conditioning 3510
Floor/Carpet	X X	Plumbing 3500
Number of Rooms	1 5 3	Garages and Carports 17280
Bedrooms	3	Extra Features 8870
		Total Value 214320
Fireplace		
Openings	1	PUB ELECTRIC
Stacks	1	PUB SEWER
Central Heat	A	PUB PAVED ST/RD
FORCED AIR		
Central A/C	A	Neighborhood:
Plumbing		Code: 3310
Standard	1	Dwl/Gar/NC% 1.0600
Extra 3 Fixture	1	
Extra 2 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F	FtxFt	1960	Rate	B-	1987GD	257180	Dpr	Dpr	Value
2 JACUZZI	*PP		0			OLD/	0			0
front lot	acres/	effective	depth	actual	effective	extended	true			
	frontage	frontage	depth	factor	rate	value	value			
		120.00	175	108	300	38880	38880			

Fireplaces	2000
Air Conditioning	3510
Plumbing	3500
Garages and Carports	17280
Extra Features	8870
Total Value	214320
PUB ELECTRIC	
PUB SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	3310
Dwl/Gar/NC%	1.0600