PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-394009.0000 RES
L116 2026

sale

2023 STEPHENS GREGGORY A &	2002-12-16	
2024 STEPHENS GREGGORY A &	2002-12-16	
2025 STEPHENS GREGGORY A &	2002-12-16	
2026 STEPHENS GREGGORY A & J	2002-12-16	FAIRWAY VIEW 2 9
16449 MAUREEN DR	1WD	
	$142,000	
KENTON OH 43326		

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

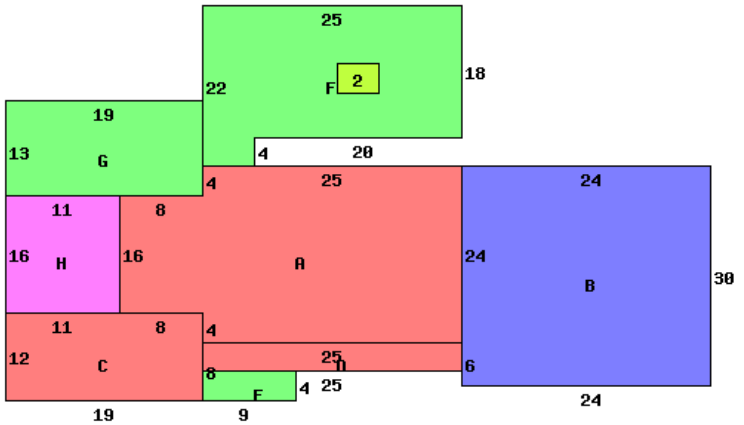
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	38890	38890	38890	38890		38890	44770	44760
Bldg100%	201740	201740	201740	201740		201740	247400	247410
Totl100%	240630t	240630t	240630t	240630t		240630t	292170t	292170t
Cauv100%								
Tax Value:								
Land 35%	13610	13610	13610	13610		13610	15670	15670
Bldg 35%	70610	70610	70610	70610		70610	86590	86590
Totl 35%	84220t	84220t	84220t	84220t		84220t	102260t	102260t
Hmstd35%								
Owner Oc	72.14	72.06	71.30	71.30	71.30			
Hmstd RB								
Net Tax	3299.68	3500.30	3497.76	3497.76	3497.76			
Sp-Asmnt	143.43	163.16	43.16	43.16				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	A		728		a	ADDTN
	F	G		720	17280	b	GRAGE
1	F/C	A		228		c	ADDTN
1 B	F	A		100		d	ADDTN
	OFP	P		36	1080	e	PORCH
	DK	P		470	7050	f	PORCH
	PAT	P		247	740	g	PORCH
1 B	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	1WD	142000	16800	144970
770	0	1987-09-04		*	14000	0	12510

Year	Land	Bldg	Total	Net Tax
2022	6660	70920	77580	3481.94
2021	6660	70920	77580	3495.14

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

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1232	105480
	Full Upper	FRAME	728	54960
	Basement		1004	18720
	Subtotal			179160
Shingle	Roof	GABLE		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F		1960		B-	1987GD	257180	.26		247410
2	JACUZZI	*PP		0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		120.00	175	108	345	373	44760	44760

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%	1.3000
Extra 3 Fixture	1		
Extra 2 Fixture	1		

Call Back: Sign: PSN Date: 2015-08-18 Lister: