

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-394013.0000
L137

RES
2025

sale

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

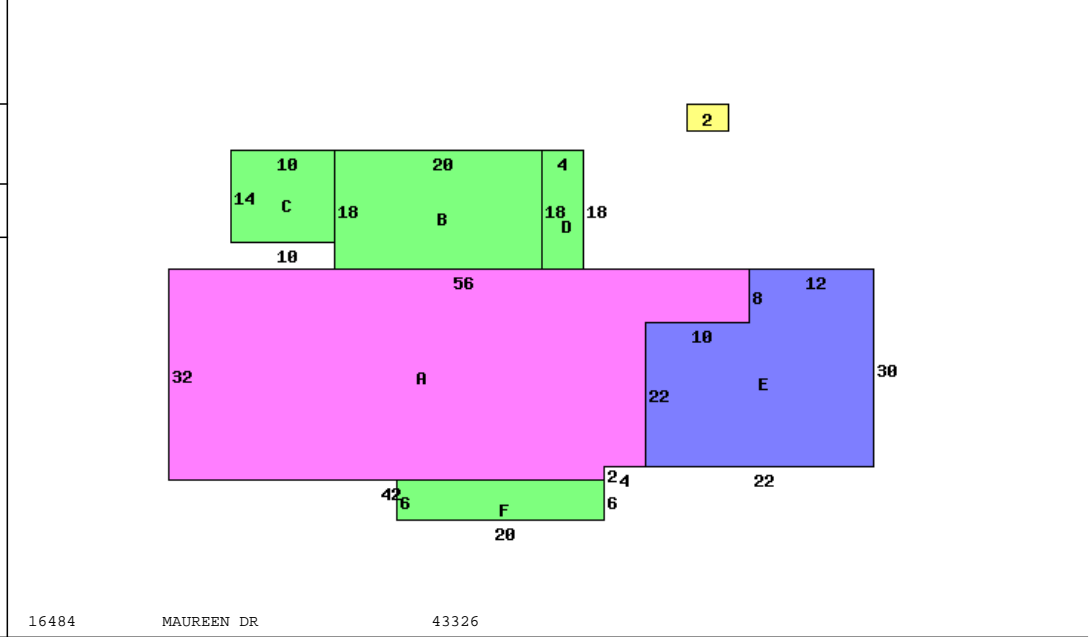
2022	GOOD MICHAEL S	2008-05-12	
2023	PRATER STEVEN	2022-11-18	
2024	PRATER STEVEN	2022-11-18	
2024	PRATER STEVEN	2022-11-18	
2025	PRATER STEVEN	2022-11-18	FAIRWAY VIEW 2 13
	16484 MAUREEN DR		1WD
	KENTON OH 43326	\$224,900	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	20400	41710	41710	41710	41720
Bldg100%	129890	150630	152830	152830	152820
Totl100%	150290t	192340t	194540t	194540t	194540t
Cauv100%					
Tax Value:					
Land 35%	7140	14600	14600	14600	14600
Bldg 35%	45460	52720	53490	53490	53490
Totl 35%	52600t	67320t	68090t	68090t	68090t
Hmstd35%			67320	67320	
Owner Oc	49.66	57.66	57.60	56.98	hmstd 14600 l 52720 b
Hmstd RB					
Net Tax	2360.80	2637.54	2830.58	2828.52	
Sp-Asmnt	142.32	22.32	39.22	39.22	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1544		a	*MAIN
	EFP	P		360	14400	b	PORCH
	DK	P		140	2100	c	PORCH
	DK	P		72	1080	d	PORCH
	F2 F	G		580	16840	e	GRAGE
	OFFP	P		120	3600	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
609	1	2022-11-18	PRATER STEVEN	1WD	224900	20400	129890
219	1	2008-05-12	GOOD MICHAEL S	1WD	135000	19910	119510
463	1	2007-11-20	WAGNER DANIEL J TRUSTEE	1FD	0	19910	119510
518	5	1994-06-16	WAGNER JOHN D & MILDRED	5QC *	0	0	92910

Year	Land	Bldg	Total	Net Tax
2021	7140	45460	52600	2369.74
2020	7140	45460	52600	2045.28



16484 MAUREEN DR 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1544 121950
	Basement		1544 28560
	Subtotal		150510
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X	Fireplaces	2000
Unfinished Wall	X	Air Conditioning	2630
Floor/Carpet	X	Plumbing	4200
Floor/Tile-Lino	X	Garages and Carports	16840
Number of Rooms	2 6	Extra Features	21180
Bedrooms	3	Total Value	197360
Fireplace		PUB ELECTRIC	
Openings	1	PRIV WATER	
Stacks	1	PUB SEWER	
Central Heat	A	PUB PAVED ST/RD	
GEO THERMA			
Central A/C	A	Neighborhood:	
Plumbing		Code:	3310
Standard	1	Dwl/Gar/NC%	1.0600
Extra 3 Fixture	2		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	1544		1980GD	197360	.28		150630
2 Shed		12X16	192	C	2023AV	2300	.05	2190
	acres/	effective	depth	actual	effective	extended	true	
front lot	frontage	frontage	depth	factor	rate	value	value	
		135.00	160	103	300	309	41720	41720

Call Back:	Sign: PSN Date: 2015-08-18	Lister:	33-394013.0000-v082020R
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