PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-394013.0000 RES
L137 2026

sale

2023 PRATER STEVEN		2022-11-18
2024 PRATER STEVEN		2022-11-18
2025 PRATER STEVEN		2022-11-18
2026 PRATER STEVEN		2022-11-18 FAIRWAY VIEW 2 13
16484 MAUREEN DR		1WD
		$224,900
KENTON OH 43326		

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

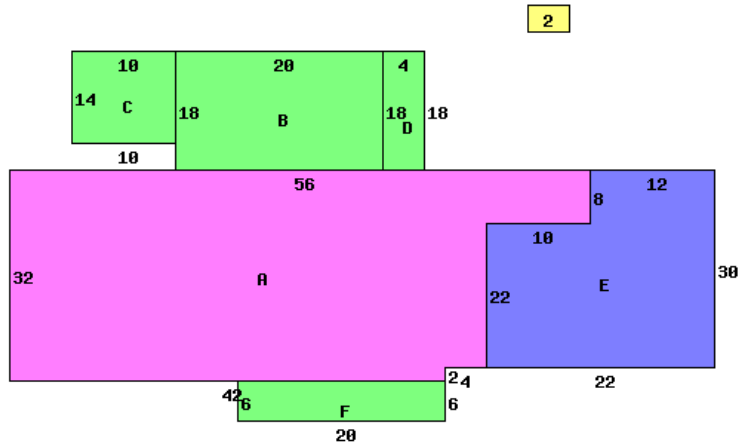
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	41710	41710	41710	41710		41710	47940	47930
Bldg100%	150630	152830	152830	152830		152830	186910	186920
Totl100%	192340t	194540t	194540t	194540t		194540t	234860t	234850t
Cauv100%								
Tax Value:								
Land 35%	14600	14600	14600	14600		14600	16780	16780
Bldg 35%	52720	53490	53490	53490		53490	65420	65420
Totl 35%	67320t	68090t	68090t	68090t		68090t	82200t	82200t
Hmstd35%		67320	67320	67320		67320	81440	
Owner Oc	57.66	57.60	56.98	56.98	56.98	hmstd 14600 l	52720 b	
Hmstd RB								
Net Tax	2637.54	2830.58	2828.52	2828.52	2828.52			
Sp-Asmnt	22.32	39.22	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
	OFP	P		120	3600	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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
2022	7140	45460	52600	2360.80
2021	7140	45460	52600	2369.74

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



16484 MAUREEN DR 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1544	121950
	Basement		1544	28560
	Subtotal			150510
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X			
Unfinished Wall	X				
Floor/Carpet		X			
Floor/Tile-Lino		X			
Number of Rooms		2	6		
Bedrooms			3		
Fireplace					
Openings		1			
Stacks		1			
Central Heat					A
GEO THERMA					
Central A/C					A
Plumbing					
Standard		1			
Extra 3 Fixture		2			

Fireplaces	2000	PUB ELECTRIC			
Air Conditioning	2630	PRIV WATER			
Plumbing	4200	PUB SEWER			
Garages and Carports	16840	PUB PAVED ST/RD			
Extra Features	21180				
Total Value	197360	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		1544		C	1980GD	197360	.28		184730
2	Shed		12X16	192		C	2023AV	2300	.05		2190

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		135.00	160	103	345	355	47930	47930

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

33-394013.0000-v082020R