PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-394017.0000 RES
L141 2026

sale

2023 HANKS THOMAS M & KIMB	2022-05-02	
2024 HANKS THOMAS M & KIMB	2022-05-02	
2025 HANKS THOMAS M & KIMB	2022-05-02	
2026 HANKS THOMAS M & KIMBER	2022-05-02	FAIRWAY VIEW 2 17
16382 MAUREEN DR	1SD	
	$401,500	
KENTON OH 43326		

2028 FRANKS SCOTT	2026-06-04	
16382 MAUREEN DR	1WD	
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%	37090	37090	37090	37090		37090	42600	42600
Bldg100%	282570	282570	282570	282570		282570	346540	346540
Totl100%	319660t	319660t	319660t	319660t		319660t	389140t	389140t
Cauv100%								
Tax Value:								
Land 35%	12980	12980	12980	12980		12980	14910	14910
Bldg 35%	98900	98900	98900	98900		98900	121290	121290
Totl 35%	111880t	111880t	111880t	111880t		111880t	136200t	136200t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	4479.18	4745.62	4741.22	4741.22	4741.22			
Sp-Asmnt	23.48	49.46	529.46	529.46				

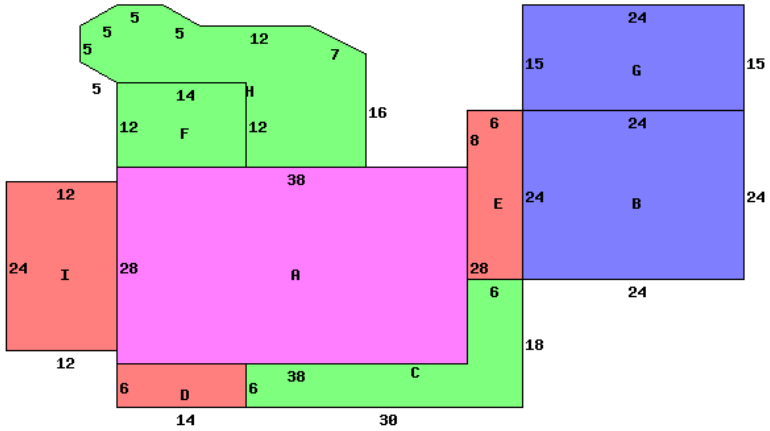
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1064		a	*MAIN
	F2	G		576	13820	b	GRAGE
	OFP	P		252	7560	c	PORCH
1 B	F	A		84		d	ADDTN
1	F/C	A		144		e	ADDTN
	EFP	P		168	6720	f	PORCH
	F	G		360	8640	g	GRAGE
	PAT	P		413	1240	h	PORCH
1	F/C	A		288		i	ADDTN

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
184	1	2026-06-04	FRANKS SCOTT	1WD		465000	37090	282570
202	1	2022-05-02	HANKS THOMAS M & KIMBERLY	1SD		401500	18140	206290
475	1	2013-10-18	ROBINSON CHARITY M WIRBL	1WD	*	0	16910	200970
372	1	1993-05-07	WIRBEL MARION P & KIM A	1WD		130000	0	52710
822	1	1991-10-10		1WD		13500	11910	0

Year	Land	Bldg	Total	Net Tax
2022	6350	72200	78550	3132.76
2021	6350	72200	78550	2750.44

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



16382 MAUREEN DR 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1580	124140
	Full Upper	FRAME	1064	61370
	Basement		1148	21390
	Subtotal			206900
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	
Panelled Wall		X	
Unfinished Wall	X		
Floor/Carpet		X	X
Floor/Concrete	X		
Floor/Tile-Lino		X	
Number of Rooms	1	4	4
Bedrooms			4
Central Heat		A	
FORCED AIR			
Central A/C		A	
Plumbing			
Standard	1		
Extra 3 Fixture	1		
Extra 2 Fixture	1		

Air Conditioning	4770
Plumbing	3500
Garages and Carports	22460
Extra Features	15520
Total Value	253150
PUB ELECTRIC	
PUB SEWER	
PUB PAVED ST/RD	
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	2 B F		2644		B	1992VG	329100	.19		346540

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		120.00	160	103	345	355	42600	42600

Call Back: Sign: PSN Date: 2016-02-17 Lister:

33-394017.0000-v082020R