

PLEASANT TWP  
KENTON SD

00320

Hardin County, Ohio  
Michael T. Bacon, Auditor

33-394018.0000  
L142

RES  
2025

sale

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

|                         |                              |
|-------------------------|------------------------------|
| 2022 WILSON STEPHANIE M | 2009-08-31                   |
| 2023 WILSON STEPHANIE M | 2009-08-31                   |
| 2024 WILSON STEPHANIE M | 2009-08-31                   |
| 2025 WILSON STEPHANIE M | 2009-08-31 FAIRWAY VIEW 2 18 |
| 16350 MAUREEN DR        | LWD                          |
| KENTON OH 43326         | \$79,250                     |

|            |         |         |         |         |         |
|------------|---------|---------|---------|---------|---------|
| Tax Year   | 2022    | 2023    | 2024    | 2025    | CAMA    |
| Prop Cls   | 510     | 510     | 510     | 510     | 510     |
| Acres      | 18600   | 38000   | 38000   | 38000   | 38010   |
| Land100%   | 106740  | 131340  | 131340  | 131340  | 131330  |
| Bldg100%   | 125340t | 169340t | 169340t | 169340t | 169340t |
| Totl100%   |         |         |         |         |         |
| Cauv100%   |         |         |         |         |         |
| Tax Value: |         |         |         |         |         |
| Land 35%   | 6510    | 13300   | 13300   | 13300   | 13300   |
| Bldg 35%   | 37360   | 45970   | 45970   | 45970   | 45970   |
| Totl 35%   | 43870t  | 59270t  | 59270t  | 59270t  | 59270t  |
| Hmstd35%   |         |         |         |         |         |
| Owner Oc   | 41.42   | 50.76   | 50.70   | 50.18   |         |
| Hmstd RB   |         |         |         |         |         |
| Net Tax    | 1968.98 | 2322.14 | 2463.36 | 2461.54 |         |
| Sp-Asmnt   | 141.98  | 381.98  | 37.48   | 277.48  |         |

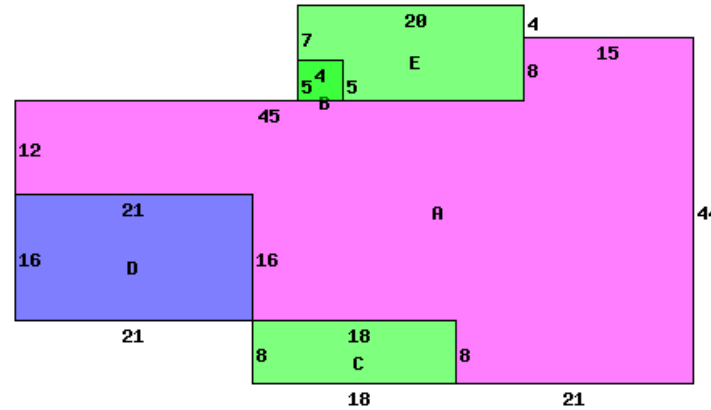
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
|------|------|------|------|-------|-------|---|-------|
| 1    | B/C  | M    |      | 1632  |       |   |       |
|      | STP  | P    |      | 20    | 80    | b | PORCH |
|      | OFF  | P    |      | 144   | 4320  | c | PORCH |
|      | B    | G    |      | 336   | 9410  | d | GRAGE |
|      | PAT  | P    |      | 240   | 720   | e | PORCH |

2009 BOR set house value at 78,060

| Sale# | #p | sale date  | To                 | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|--------------------|---------------|--------|---------|---------|
| 369   | 1  | 2009-08-31 | WILSON STEPHANIE M | LWD *         | 79250  | 19170   | 118940  |
| 251   | 1  | 2009-06-24 | FANNIE MAE         | LSH *         | 80000  | 19170   | 118940  |
| 733   | 1  | 1997-12-02 | BYERS GREGORY T    | LWD           | 84000  | 16490   | 76800   |

| Year | Land | Bldg  | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 6510 | 37360 | 43870 | 1976.44 |
| 2020 | 6510 | 37360 | 43870 | 1705.84 |

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



16350 MAUREEN DR 43326

| Occupancy 1 Single Family |           | *DWELLING COMPUTATIONS |             |
|---------------------------|-----------|------------------------|-------------|
| Story Height              | 1         | Sq-Ft                  | Value       |
| Floor Level               | Main      | BRICK                  | 1632 137810 |
| Shingle                   | Subtotal  | HIP                    | 137810      |
|                           | B 1 2 U A |                        |             |
| Plaster/Drywall           | D         | Fireplaces             | 2000        |
| Floor/Carpet              | X         | Plumbing               | 2100        |
| Floor/Tile-Lino           | X         | Garages and Carports   | 9410        |
| Number of Rooms           | 7         | Extra Features         | 5120        |
| Bedrooms                  | 3         | Total Value            | 156440      |
| Fireplace                 |           | PUB ELECTRIC           |             |
| Openings                  | 1         | PRIV WATER             |             |
| Stacks                    | 1         | PUB SEWER              |             |
| Central Heat              | A         | PUB PAVED ST/RD        |             |
| GEOTHERMAL                |           |                        |             |
| Plumbing                  |           | Neighborhood:          |             |
| Standard                  | 1         | Code:                  | 3310        |
| Extra 3 Fixture           | 1         | Dwl/Gar/NC%            | 1.0600      |

| Bldg Type  | SHB+Cons | DixHt     | Unit  | Blt/Renov | Replace | Phy       | Fnc      | True   |
|------------|----------|-----------|-------|-----------|---------|-----------|----------|--------|
| 1 DWELLING | 1 B      | FtxFt     | Area  | Grade     | Cond    | Value     | Dpr      | Dpr    |
|            |          | 1632      | 1632  | C+        | 1980GD  | 172080    | .28      | 131330 |
| front lot  | acres/   | effective | depth | depth     | actual  | effective | extended | true   |
|            | frontage | frontage  | depth | factor    | rate    | rate      | value    | value  |
|            |          | 123.00    | 160   | 103       | 300     | 309       | 38010    | 38010  |

Call Back:

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

33-394018.0000-v082020R