PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-394018.0000 RES
L142 2026

sale

2023	WILSON STEPHANIE M	2009-08-31
2024	WILSON STEPHANIE M	2009-08-31
2025	WILSON STEPHANIE M	2009-08-31
2026	WILSON STEPHANIE M	2009-08-31 FAIRWAY VIEW 2 18
	16350 MAUREEN DR	1WD
		$79,250
	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%	38000	38000	38000	38000		38000	43660	43670
Bldg100%	131340	131340	131340	131340		131340	161060	161070
Totl100%	169340t	169340t	169340t	169340t		169340t	204710t	204740t
Cauv100%								
Tax Value:								
Land 35%	13300	13300	13300	13300		13300	15280	15280
Bldg 35%	45970	45970	45970	45970		45970	56370	56370
Totl 35%	59270t	59270t	59270t	59270t		59270t	71650t	71660t
Hmstd35%								
Owner Oc	50.76	50.70	50.18	50.18	50.18			
Hmstd RB								
Net Tax	2322.14	2463.36	2461.54	2461.54	2461.54			
Sp-Asmnt	381.98	37.48	277.48	277.48				

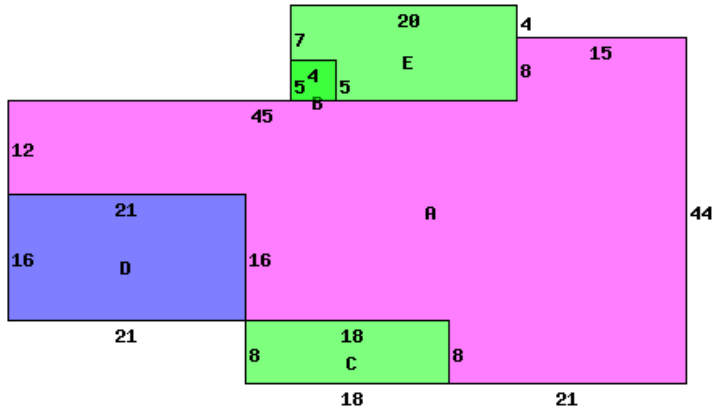
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B/C	M		1632		a	*MAIN
	STP	P		20	80	b	PORCH
	OFP	P		144	4320	c	PORCH
	B	G		336	9410	d	GRAGE
	PAT	P		240	720	e	PORCH

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	1WD	*	79250	19170	118940
251	1	2009-06-24	FANNIE MAE	1SH	*	80000	19170	118940
733	1	1997-12-02	BYERS GREGORY T	1WD		84000	16490	76800

Year	Land	Bldg	Total	Net Tax
2022	6510	37360	43870	1968.98
2021	6510	37360	43870	1976.44

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	1632	137810
	Subtotal			137810
Shingle	Roof	HIP		

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%	1.3000

	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		1632		C+	1980GD	172080	.28		161070

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		123.00	160	103	345	355	43670	43670

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

33-394018.0000-v082020R