

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-394020.0000
L144

RES
2025

sale

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

2022 COMSTOCK BRAD D & ABI	2020-04-08
2023 COMSTOCK BRAD D & ABI	2020-04-08
2024 COMSTOCK BRAD D & ABI	2020-04-08
2025 COMSTOCK BRAD D & ABIGA	2020-04-08
16296 MAUREEN DR	2020-04-08 FAIRWAY VIEW 2 20
	1SD
	\$239,900
KENTON OH 43326	

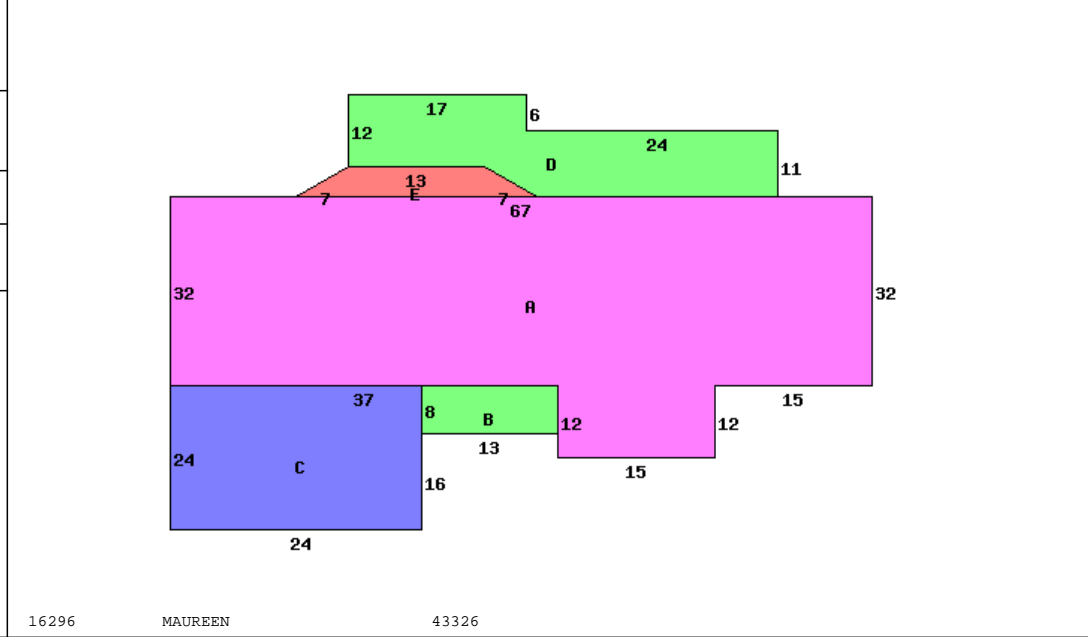
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	14710	30000	30000	30000	30000
Bldg100%	184260	219000t	219000t	219000t	218990
Totl100%	198970t	249000t	249000t	249000t	248990t
Cauvl00%					
Tax Value:					
Land 35%	5150	10500	10500	10500	10500
Bldg 35%	64490	76650	76650	76650	76650
Totl 35%	69640t	87150t	87150t	87150t	87150t
Hmstd35%					
Owner Oc	65.76	74.64	74.56	73.78	
Hmstd RB					
Net Tax	3125.58	3414.46	3622.10	3619.44	
Sp-Asmnt	503.08	503.08	523.82	523.82	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		2324		a	*MAIN
	STP	P		104	420	b	PORCH
	F	G		576	13820	c	GRAGE
1	DK	P		476	7140	d	PORCH
	F/C	A		90		e	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
151	1	2020-04-08	COMSTOCK BRAD D & ABIGAIL	1SD	239900	14000	146310
478	1	2011-10-31	LAWSON JEREMY E	1WD	185000	15170	177230
64	1	2005-01-25	BARRY SARAH ANN	1WD	175000	13000	143860
630	1	1990-08-03		LUN *	10500	9600	0

Year	Land	Bldg	Total	Net Tax
2021	5150	64490	69640	3137.42
2020	5150	64490	69640	2774.14

P r o j e c t		ben acres / % factor	
902 MAIN DISTRICT CONSERVANCY	XA/2025		
500 HARDIN COUNTY LANDFILL	XA/2025		
803 ROOTS SEWER	XA/2025		



Occupancy	1 Single Family	*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	2414 158910
	Basement		1205 22440
	Subtotal		181350
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X	Air Conditioning	4270
Unfinished Wall	X	Plumbing	2100
Floor/Pine	X	Garages and Carperts	13820
Floor/Carpet	X	Extra Features	7560
Number of Rooms	1 7	Total Value	209100
Bedrooms	3		
Central Heat	A	PUB ELECTRIC	
FORCED AIR		PUB SEWER	
Central A/C	A	PUB PAVED ST/RD	
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 F	FtxFt	Area	Grade	Cond	Value	Value
			2414	B	1990GD	271830	218990
front lot	acres/	effective	depth	depth	effective	extended	true
	frontage	frontage	depth	factor	rate	value	value
		100.00	150	100	300	30000	30000