PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-394020.0000 RES
L144 2026

## sale

| | | |
|---|---|---|
| 2023 | COMSTOCK BRAD D & ABI | 2020-04-08 |
| 2024 | COMSTOCK BRAD D & ABI | 2020-04-08 |
| 2025 | COMSTOCK BRAD D & ABI | 2020-04-08 |
| 2026 | COMSTOCK BRAD D & ABIGA | 2020-04-08 FAIRWAY VIEW 2 20 |
| | 16296 MAUREEN DR | 1SD |
| | | $239,900 |
| | KENTON OH 43326 | |

Eff Rate:- 43.46 45.84 45.76 45.76 a/r

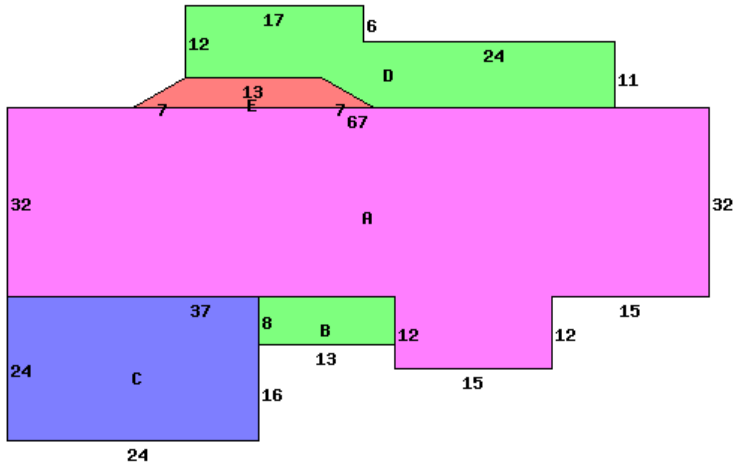
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 30000 | 30000 | 30000 | 30000 | | 30000 | 34510 | 34500 |
| Bldg100% | 219000 | 219000 | 219000 | 219000 | | 219000 | 268570 | 268570 |
| Totl100% | 249000t | 249000t | 249000t | 249000t | | 249000t | 303090t | 303070t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 10500 | 10500 | 10500 | 10500 | | 10500 | 12080 | 12080 |
| Bldg 35% | 76650 | 76650 | 76650 | 76650 | | 76650 | 94000 | 94000 |
| Totl 35% | 87150t | 87150t | 87150t | 87150t | | 87150t | 106080t | 106070t |
| Hmstd35% | | | | | | | | |
| Owner Oc | 74.64 | 74.56 | 73.78 | 73.78 | 73.78 | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 3414.46 | 3622.10 | 3619.44 | 3619.44 | 3619.44 | | | |
| Sp-Asmnt | 503.08 | 523.82 | 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 |
| | DK | P | | 476 | 7140 | d | PORCH |
| 1 | F/C | A | | 90 | | e | ADDTN |

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 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 | | 1UN | * | 10500 | 9600 | 0 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 5150 | 64490 | 69640 | 3125.58 |
| 2021 | 5150 | 64490 | 69640 | 3137.42 |

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




16296 MAUREEN 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 2414 | 158910 |
| | Basement | | 1205 | 22440 |
| | Subtotal | | | 181350 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | | X | |
| Unfinished Wall | X | | |
| Floor/Pine | | X | |
| Floor/Carpet | | X | |
| Number of Rooms | 1 | 7 | |
| Bedrooms | | 3 | |
| Central Heat | | A | |
| FORCED AIR | | | |
| Central A/C | | A | |
| Plumbing | | | |
| Standard | 1 | | |
| Extra 3 Fixture | 1 | | |

| | |
|---|---|
| Air Conditioning | 4270 |
| Plumbing | 2100 |
| Garages and Carports | 13820 |
| Extra Features | 7560 |
| Total Value | 209100 |
| 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 | 1 B F | | 2414 | | B | 1990GD | 271830 | .24 | | 268570 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | | 100.00 | 150 | 100 | 345 | 345 | 34500 | 34500 |

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

33-394020.0000-v082020R