PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-394022.0000 RES
L147 2025

sale

2022 REED SHAUNA L	2015-01-28	
2023 REED SHAUNA L	2015-01-28	
2024 REED SHAUNA L	2015-01-28	
2025 REED SHAUNA L	2015-01-28	FAIRWAY VIEW 2 S PT1 + N
16268 MAUREEN DR	1WD	PT21
	$0	
KENTON OH 43326		

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

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	16630	34030	34030	34030	34030	34030
Bldg100%	164110	181540	181540	181540	181540	181530
Totl100%	180740t	215570t	215570t	215570t	215570t	215560t
Cauv100%						
Tax Value:						
Land 35%	5820	11910	11910	11910	11910	11910
Bldg 35%	57440	63540	63540	63540	63540	63540
Totl 35%	63260t	75450t	75450t	75450t	75450t	75450t
Hmstd35%						
Owner Oc	59.74	64.62	64.56	63.88	63.88	
Hmstd RB	785.38	717.34	814.62	843.02	843.02	
Net Tax	2053.84	2238.72	2321.20	2290.50	2290.50	
Sp-Asmnt	22.87	22.87	41.54	41.54		

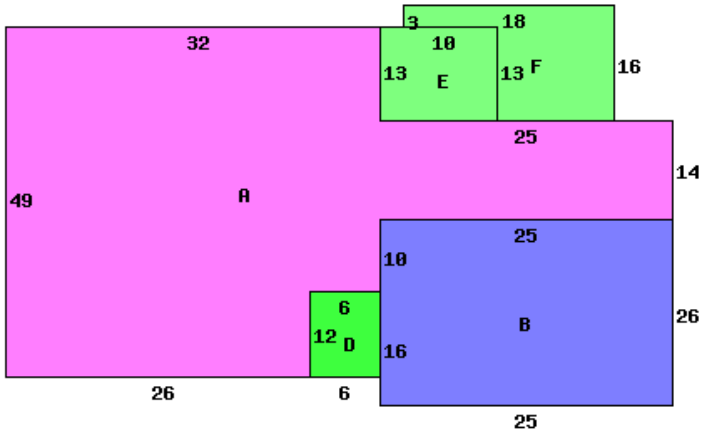
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1846		a	*MAIN
	F2	G		650	15600	b	GRAGE
	RFX	P		72	720	c	PORCH
	STP	P		72	290	d	PORCH
	EFP	P		130	5200	e	PORCH
	PAT	P		184	550	f	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
41	1	2015-01-28	REED SHAUNA L LE	1WD *	0	15510	131940
535	1	2004-08-26	DUNAHUE DONALD M & GLORI	1SD	150000	14770	125110
373	1	1997-09-11	MARSHALL ROBERT P TRUSTE	1WD *	0	14770	97170

Year	Land	Bldg	Total	Net Tax
2021	5820	57440	63260	2061.60
2020	5820	57440	63260	1779.36

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



16268 MAUREEN DR 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1846	132120
	Basement		1846	34000
	Subtotal			166120
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		D	Air Conditioning	3230
Unfinished Wall	X		Plumbing	2100
Floor/Carpet		X	Garages and Carports	15600
Floor/Concrete	X		Extra Features	7560
Number of Rooms	1	4	Total Value	194610
Bedrooms		2		
			PUB ELECTRIC	
Central Heat		A	PUB SEWER	
FORCED AIR			PUB PAVED ST/RD	
Central A/C		A		
Plumbing			Neighborhood:	
Standard	1		Code:	3310
Extra 3 Fixture	1		Dwl/Gar/NC%	1.0600

	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		1846		C+	1987VG	214070	.20		181530

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	107.00	170	106	300	318	34030	34030

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

33-394022.0000-v082020R