PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-394022.0000 RES
L147 2026

sale

2023 REED SHAUNA L	2015-01-28	
2024 REED SHAUNA L	2015-01-28	
2025 REED SHAUNA L	2015-01-28	
2026 REED SHAUNA L	2015-01-28	FAIRWAY VIEW 2 S PT1 + N
16268 MAUREEN DR	1WD	PT21
	$0	
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%	34030	34030	34030	34030		34030	39170	39160
Bldg100%	181540	181540	181540	181540		181540	222630	222630
Totl100%	215570t	215570t	215570t	215570t		215570t	261800t	261790t
Cauv100%								
Tax Value:								
Land 35%	11910	11910	11910	11910		11910	13710	13710
Bldg 35%	63540	63540	63540	63540		63540	77920	77920
Totl 35%	75450t	75450t	75450t	75450t		75450t	91630t	91630t
Hmstd35%								
Owner Oc	64.62	64.56	63.88	63.88	63.88			
Hmstd RB	717.34	814.62	843.02	843.02	843.02			
Net Tax	2238.72	2321.20	2290.50	2290.50	2290.50			
Sp-Asmnt	22.87	41.54	41.54	41.54				

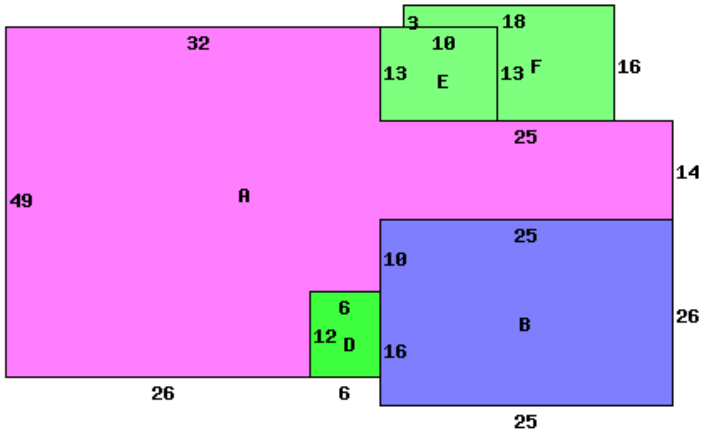
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1846		a	*MAIN
	F2	G		650	15600	b	GRAGE
	RFX	P		72	720	c	PORCH
	STP	P		72	290	d	PORCH
	EFP	P		130	5200	e	PORCH
	PAT	P		184	550	f	PORCH

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
2022	5820	57440	63260	2053.84
2021	5820	57440	63260	2061.60

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%	1.3000

	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		1846		C+	1987VG	214070	.20		222630

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	107.00	170	106	345	366	39160	39160

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

33-394022.0000-v082020R