PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-394032.0000 RES
L121 2026

sale

2023 CLAWSON BRIAN J & LOU	2021-03-29	
2024 CLAWSON BRIAN J & LOU	2021-03-29	
2025 CLAWSON BRIAN J & LOU	2021-03-29	
2026 CLAWSON BRIAN J & LOUCR	2021-03-29	ROOTS FAIRWAY VIEW #3
16537 MAUREEN DR	1SD	LOT 8
	$383,750	
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%	36460	36460	36460	36460		36460	41860	41850
Bldg100%	411290	411290	411290	411290		411290	504400	504410
Totl100%	447740t	447740t	447740t	447740t		447740t	546260t	546260t
Cauv100%								
Tax Value:								
Land 35%	12760	12760	12760	12760		12760	14650	14650
Bldg 35%	143950	143950	143950	143950		143950	176540	176540
Totl 35%	156710t	156710t	156710t	156710t		156710t	191190t	191190t
Hmstd35%	156550	156550	156550	156550		156550	191030	
Owner Oc	134.08	133.94	132.52	132.52	132.52	hmstd 12600 l	143950 b	
Hmstd RB								
Net Tax	6139.90	6513.24	6508.46	6508.46	6508.46			
Sp-Asmnt	31.73	178.74	58.74	58.74				

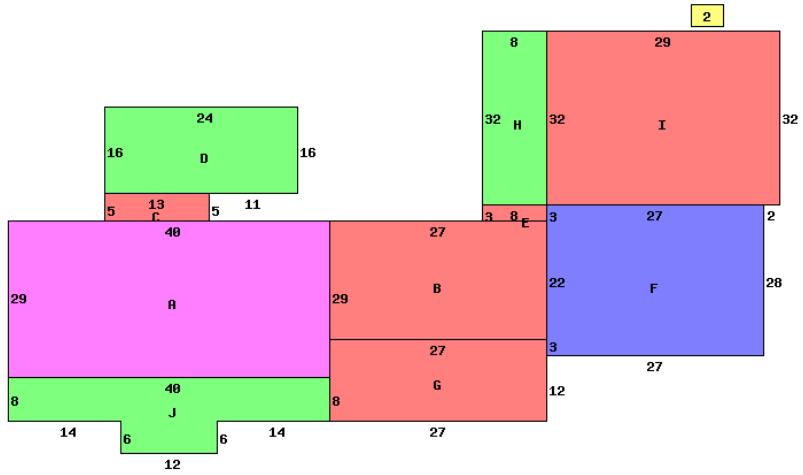
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	B	M		1160		a	*MAIN
1	B/C	A		594		b	ADDTN
1	B/C	A		65		c	ADDTN
	PAT	P		384	1150	d	PORCH
1	B	A		24		e	ADDTN
+	B	G		756	21170	f	GRAGE
1	B/C	A		405		g	ADDTN
	OFP	P		256	7680	h	PORCH
1Q	B/C	A		928		i	ADDTN
	OFP	P		392	11760	j	PORCH

#: 39-039 L/W
333900390000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
102	2	2021-03-29	CLAWSON BRIAN J & LOUCRET	1SD	383750	17910	370710
1229	2	1995-12-14	MOORE SHAWN P & SHAWN A	2WD	20500	3000	0

Year	Land	Bldg	Total	Net Tax
2022	6270	129750	136020	6104.94
2021	6270	129750	136020	6128.06

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



16537 MAUREEN DR 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	BRICK	3176	209870
	Full Upper	FRAME	1160	61720
	Qtr Story	FRAME	1684	15770
	Basement		580	11040
	Subtotal			298400
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	D	Fireplaces	2000
Floor/Hardwood	X	X	Air Conditioning	7560
Floor/Carpet	X	X	Plumbing	5600
Floor/Tile-Lino	X	X	Garages and Carports	21170
Number of Rooms	1 6	5	Extra Features	20590
Bedrooms	1	5	Total Value	355320

Fireplace			
Openings	1	Neighborhood:	
Stacks	1	Code:	3310
Central Heat	A	Dwl/Gar/NC%	1.3000
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		
Extra 3 Fixture	2		
Extra 2 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B B		4336		B+	1996GD	497450	.22		504410
2	Shed	*PP	8X12	96			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	120.0000	120.00	150	100	345	345	41400	41400
small acreage	.0900				5000	5000	450	450

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

33-394032.0000-v082020R