PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-394035.0000 RES
L125 2026

sale

2023 WINGFIELD THOMAS A &	2015-11-19	
2024 WINGFIELD THOMAS A &	2015-11-19	
2025 WINGFIELD THOMAS A &	2015-11-19	
2026 WINGFIELD THOMAS A & MA	2015-11-19	INLOT 10 ROOTS FAIRWAY
16558 MAUREEN DR	2WD	VIEW TRACT 4
	$253,000	
KENTON OH 43326		

Orig Tax Year 1997
Parent: 33-390006.0000

2027 WINGFIELD THOMAS A & MA	2025-11-06	
16558 MAUREEN DR	2QC	
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%	41400	41400	41400	41400		41400	47600	47610
Bldg100%	267060	267060	267060	267060		267060	327540	327530
Totl100%	308460t	308460t	308460t	308460t		308460t	375140t	375140t
Cauv100%								
Tax Value:								
Land 35%	14490	14490	14490	14490		14490	16660	16660
Bldg 35%	93470	93470	93470	93470		93470	114640	114640
Totl 35%	107960t	107960t	107960t	107960t		107960t	131300t	131300t
Hmstd35%								
Owner Oc	92.46	92.36	91.40	91.40	91.40			
Hmstd RB								
Net Tax	4229.78	4487.00	4483.68	4483.68	4483.68			
Sp-Asmnt	24.09	47.94	47.94	47.94				

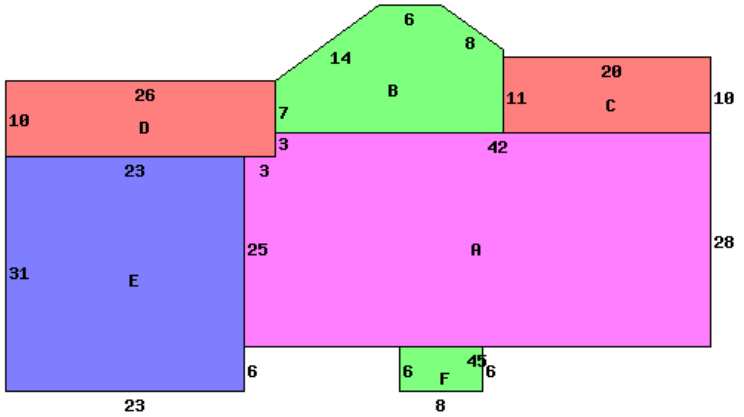
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		1251		a	*MAIN
	DK	P		306	4590	b	PORCH
1	F/C	A		200		c	ADDTN
1	F/C	A		260		d	ADDTN
	F	G		713	17110	e	GRAGE
	OFP	P		48	1440	f	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
457	2	2025-11-06	WINGFIELD THOMAS A & MARJ	2QC *	0	41400	267060
604	2	2015-11-19	WINGFIELD THOMAS A & MARJ	2WD	253000	18910	200060
412	2	2007-08-10	MCBRIDE KEVIN K & DENISE	2WD	275000	19740	234970
581	1	1997-09-23	MORRISON RONALD E & BARB	1WD	18500	0	0
	0	1996-09-20	ROOT LUMBER CO	*	0	0	0

Year	Land	Bldg	Total	Net Tax
2022	7100	87070	94170	4226.52
2021	7100	87070	94170	4242.56

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



16558 MAUREEN DR 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1711	126410
	Full Upper	FRAME	1251	62130
	Subtotal			188540
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	D	Air Conditioning	5210
Floor/Carpet	X	X	Plumbing	5600
Floor/Tile-Lino	X	X	Garages and Carports	17110
Number of Rooms	5	4	Extra Features	11550
Bedrooms		5	Total Value	228010
Central Heat	A		PUB ELECTRIC	
FORCED AIR			PRIV WATER	
Central A/C	A		PRIV SEWER	
Plumbing			PUB PAVED ST/RD	
Standard	1			
Extra 3 Fixture	2		Neighborhood:	
Extra 2 Fixture	1		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	2 F/C		2962		B	1998VG	296410	.15		327530

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		138.00	150	100	345	345	47610	47610

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

33-394035.0000-v082020R