PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-394037.0000 RES
L127 2025

sale

2022	GOOD GENE A TRUSTEE	2020-09-28
2023	GOOD GENE A TRUSTEE	2020-09-28
2024	GOOD GENE A TRUSTEE	2020-09-28
2025	GOOD GENE A TRUSTEE	2020-09-28 INLOT 12 ROOTS FAIRWAY
	16450 LINDSEY DR	2QC VIEW TRACT 4
		$0
	KENTON OH 43326	

Orig Tax Year 1997
Parent: 33-390006.0000

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	48860	99140	99140	99140	99150
Bldg100%	509510	520970	520970	520970	520960
Totl100%	558370t	620110t	620110t	620110t	620110t
Cauv100%					
Tax Value:					
Land 35%	17100	34700	34700	34700	34700
Bldg 35%	178330	182340	182340	182340	182340
Totl 35%	195430t	217040t	217040t	217040t	217040t
Hmstd35%	191840	210740	210740	209940	
Owner Oc	181.14	180.48	180.30	177.72	hmstd 34040 l 175900 b
Hmstd RB					
Net Tax	8774.68	8508.86	9025.90	9019.92	
Sp-Asmnt	45.60	45.60	72.68	72.68	

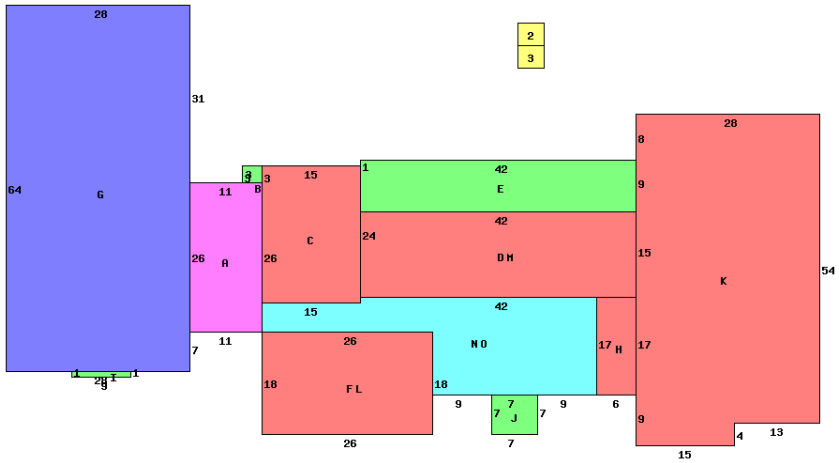
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	S	M		286		a	*MAIN
	STP	P		9	40	b	PORCH
1 B	B	A		360		c	ADDTN
1 B	B	A		630		d	ADDTN
	OMP	P		378	13230	e	PORCH
1 B	B	A		468		f	ADDTN
A	B3 F	G		1792	58710	g	GRAGE
1 B	B	A		102		h	ADDTN
	BAY	P		9	340	i	PORCH
	STP	P		49	200	j	PORCH
1 B	B	A		1572		k	ADDTN
	VAULT	X		468		l	OTHER
	VAULT	X		630		m	OTHER
	CATH	X		566		n	OTHER
1 B	B	A		566		o	ADDTN

#: 36, 38 & 39-046 L/W
gas fireplace 2
2021 duplicate combined 33-390046
333940360000
333940380000
333900460000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
388	2	2020-09-28	GOOD GENE A TRUSTEE	2QC *	0	45460	405430
99	6	2015-03-09	GOOD GENE A TRUSTEE	6CT *	0	44540	368800
649	2	1996-10-15	GOOD SHARON J	2WD	32000	0	0
	0	1996-09-20	ROOT LUMBER CO	*	0	0	0

Year	Land	Bldg	Total	Net Tax
2021	17100	178330	195430	8807.90
2020	16700	178330	195030	7586.52

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



16450 LINDSEY DR 43326

Occupancy 1 Single Family

Story Height 2

Floor Level			Sq-Ft	Value
	Main	BRICK	3984	255370
	Full Upper	FRAME	286	28090
	Qtr Story	FRAME	1792	6250
	Basement		3984	73430
	Subtotal			363140
Slate	Roof	HIP		

*DWELLING COMPUTATIONS

B 1 2 U A

Plaster/Drywall	D D	836 sq ft	Basement Finish	9110
Unfinished Wall	D		Air Conditioning	7550
Floor/Pine	X		Plumbing	9800
Floor/Carpet	X X X		Garages and Carports	58710
Floor/Tile-Lino	X		Extra Features	13810
Number of Rooms	2 9 1		Total Value	462120
Bedrooms	3 1			
			PUB ELECTRIC	
Central Heat	A		PUB GAS	
GEO THERM			PRIV WATER	
Central A/C	A		PRIV SEWER	
Plumbing			PUB PAVED ST/RD	
Standard	1			
Extra 3 Fixture	3		Neighborhood:	
Extra 2 Fixture	1		Code:	3310
Extra Fixture	3		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	2 B B		5106		A-	1996AV	693180	.24	.10	502580
2	Pool			920		C	1997AV	46000	.50	.30	16100
3	P	PAT		1690		C	1997AV	5070	.55		2280

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		303.00	172	107	300	321	97260	97260
small acreage	.3780				5000	5000	1890	1890

Call Back: Sign: PSN Date: 2015-08-18 Lister: 33-394037.0000-v082020R