PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-394037.0000 RES
L127 2026

sale

2023 GOOD GENE A TRUSTEE	2020-09-28	
2024 GOOD GENE A TRUSTEE	2020-09-28	
2025 GOOD GENE A TRUSTEE	2020-09-28	
2026 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: 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%	99140	99140	99140	99140		99140	113710	113700
Bldg100%	520970	520970	520970	520970		520970	634770	634760
Totl100%	620110t	620110t	620110t	620110t		620110t	748490t	748460t
Cauv100%								
Tax Value:								
Land 35%	34700	34700	34700	34700		34700	39800	39800
Bldg 35%	182340	182340	182340	182340		182340	222170	222170
Totl 35%	217040t	217040t	217040t	217040t		217040t	261970t	261960t
Hmstd35%	210740	210740	209940	209940		209940	254860	
Owner Oc	180.48	180.30	177.72	177.72	177.72	hmstd 34040 l	175900 b	
Hmstd RB								
Net Tax	8508.86	9025.90	9019.92	9019.92	9019.92			
Sp-Asmnt	45.60	72.68	72.68	72.68				

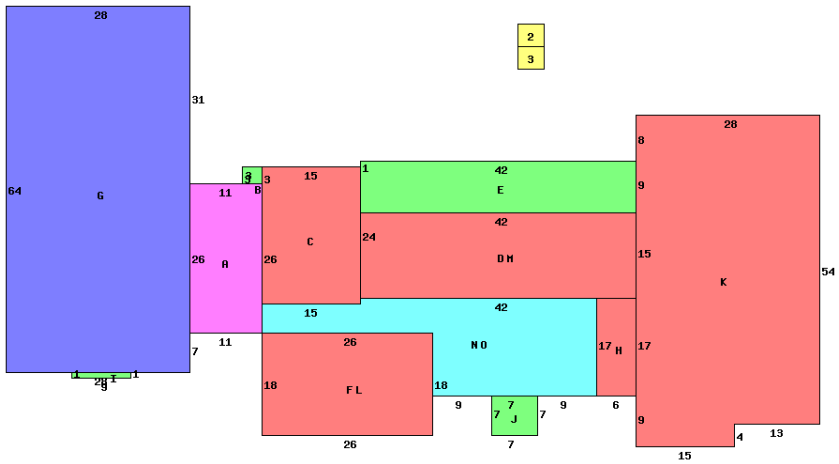
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	S	M		286		a	*MAIN
	STP	P		9	40	b	PORCH
1 B	B	A		360		c	ADDTN
1 B	B	A		630		d	ADDTN
	OMP	P		378	13230	e	PORCH
1 B	B	A		468		f	ADDTN
A	B3	G	F	1792	58710	g	GRAGE
1 B	B	A		102		h	ADDTN
	BAY	P		9	340	i	PORCH
	STP	P		49	200	j	PORCH
1 B	B	A		1572		k	ADDTN
	VAULT	X		468		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
2022	17100	178330	195430	8774.68
2021	17100	178330	195430	8807.90

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



16450 LINDSEY DR 43326

Occupancy 1 Single Family

			*DWELLING COMPUTATIONS Sq-Ft	Value
Story Height 2				
Floor Level	Main	BRICK	3984	255370
	Full Upper	FRAME	286	28090
	Qtr Story	FRAME	1792	6250
	Basement		3984	73430
	Subtotal			363140
Slate	Roof	HIP		

	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%		1.3000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B B		5106		A-	1996AV	693180	.24	.10	616380
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	345	369	111810	111810
small acreage	.3780				5000	5000	1890	1890

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

33-394037.0000-v082020R