

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-420006.0000
B03

COM
2025

sale

| | | | | |
|------|-----------------------|------------|------------------|-------|
| 2022 | WHITAKER JOHN C & SHE | 1986-04-25 | | |
| 2023 | WHITAKER JOHN C & SHE | 1986-04-25 | | |
| 2024 | WHITAKER SHEILA L | 2023-05-26 | | |
| 2025 | WHITAKER SHEILA L | 2023-05-26 | PT N 1/2 FRACT 5 | 2.42A |
| | RIVERSIDE (REAR) | 16C | | |
| | | \$0 | | |

| | | | | | | |
|------------|--------|--------|--------|--------|-----|--------|
| Eff Rate:- | 56.45 | 53.14 | 55.63 | 55.33 | a/r | |
| Tax Year | 2022 | 2023 | 2024 | 2025 | | CAMA |
| Prop Cls | 400 | 400 | 400 | 400 | | 400 |
| Acres | 2.4200 | 2.4200 | 2.4200 | 2.4200 | | |
| Land100% | 7260 | 12110 | 12110 | 12110 | | 12100 |
| Bldg100% | | | | | | 0 |
| Totl100% | 7260t | 12110t | 12110t | 12110t | | 12100t |
| Cauvl00% | | | | | | |
| Tax Value: | | | | | | |
| Land 35% | 2540 | 4240 | 4240 | 4240 | | 4240 |
| Bldg 35% | | | | | | 0 |
| Totl 35% | 2540t | 4240t | 4240t | 4240t | | 4240t |
| Hmstd35% | | | | | | |
| Owner Oc | | | | | | |
| Hmstd RB | | | | | | |
| Net Tax | 143.38 | 225.30 | 235.86 | 234.62 | | |
| Sp-Asmnt | 2.20 | 2.20 | 7.38 | 7.38 | | |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|-------------------|---------------|--------|---------|---------|
| 219 | 16 | 2023-05-26 | WHITAKER SHEILA L | 16C * | 0 | 7260 | 0 |
| 279 | 0 | 1986-04-25 | | * | 26000 | 0 | 4800 |
| 939 | 0 | 1985-12-31 | | * | 46666 | 0 | 4800 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|------|-------|---------|
| 2021 | 2540 | 0 | 2540 | 144.38 |
| 2020 | 2540 | 0 | 2540 | 128.80 |

project 902 MAIN DISTRICT CONSERVANCY XA/2025 ben acres / % factor

RIVERSIDE (REAR)

Neighborhood:
Code: 3300
Dwl/Gar/NC% 1.3400

| site value | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|------------|--------------------|-----------------------|-------|-----------------|----------------|-------------------|-------------------|---------------|
| | 2.4200 | | | | 5000 | | 12100 | 12100 |