

PLEASANT TWP
NORTHERN SD

00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-040011.0000
K13

RES
2025

sale

Eff Rate:- 48.97 — 39.04 — 41.32 — 41.39 — a/r

2022 PEES RONALD P	1986-03-25
2023 PEES RONALD P	1986-03-25
2024 PEES RONALD P & RHONDA	2023-09-28
2025 PEES RONALD P & RHONDA	2023-09-28
6717 TR 165	PT N 1/2 SE 1/4 4 6.297A
	1QC
	\$0
KENTON OH 43326	

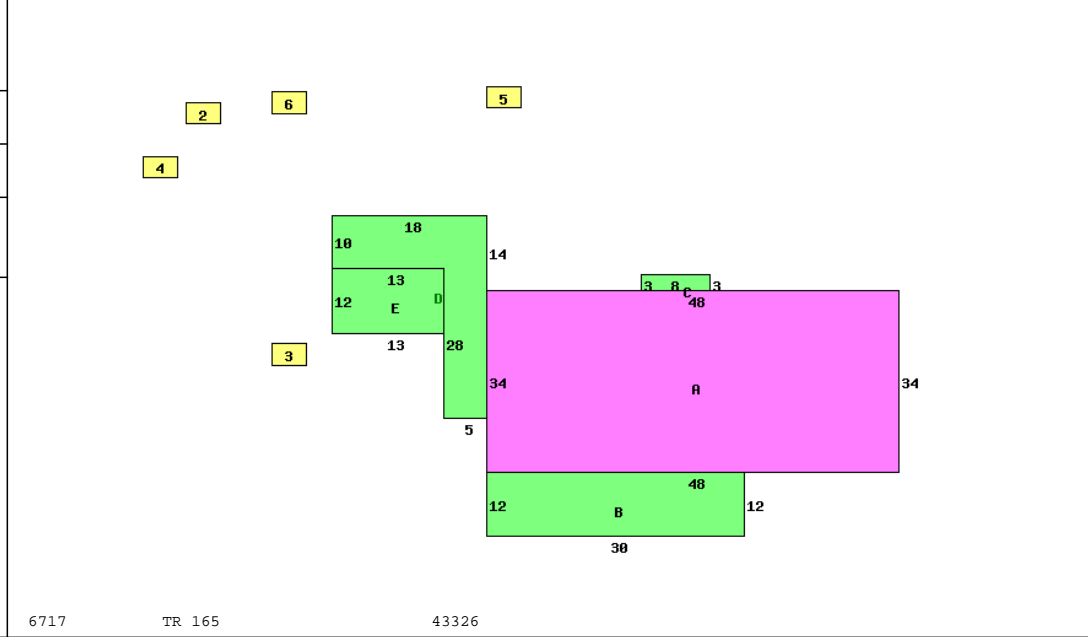
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	6.3000	6.3000	6.3000	6.3000	
Land100%	24310	37510	37510	37510	37500
Bldg100%	215460	253090	253090	253090	253080
Totl100%	239770t	290600t	290600t	290600t	290580t
Cauv100%					
Tax Value:					
Land 35%	8510	13130	13130	13130	13130
Bldg 35%	75410	88580	88580	88580	88580
Totl 35%	83920t	101710t	101710t	101710t	101700t
Hmstd35%	75780	90560	90560	90410	
Owner Oc	82.52	79.42	79.10	78.06	hmstd 6300 l 84110 b
Hmstd RB					
Net Tax	3661.90	3534.90	3768.80	3780.00	
Sp-Asmnt	21.00	25.00	21.00	24.00	

SHB+ 1HB	CONS F	TYPE M	FACT	SQ-FT 1632	VALUE 10800	a *MAIN
	OFF P			360	10800	b PORCH
	BAY P			24	910	c PORCH
	DK P			320	4800	d PORCH
	OFF P			156	4680	e PORCH

Sale# 407	#p 1	sale date 2023-09-28	To PEES RONALD P & RHONDA	Type/Invalid? 1QC *	Sale\$ 0	co:land 24310	co:bldg 215460
191	0	1986-03-25			68000	0	96800

Year 2021	Land 8510	Bldg 75410	Total 83920	Net Tax 3681.20
2020	8510	75410	83920	3696.14

Project		ben acres / % factor	
131	BLANCHARD RIVER MAINT	XA/2025	
500	HARDIN COUNTY LANDFILL	XA/2025	
921	BLANCHARD RIVER MAINT	XA/2023	
235	KELLOGG #983 - BLANCHARD	XA/2025	



6717 TR 165 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1H	Sq-Ft	Value
Floor Level		
	Main	FRAME 1632 125210
	Part Upper	FRAME 1632 46370
	Basement	1632 30190
	Subtotal	201770
Shingle	Roof	GABLE
B 1 2 U A		
Plaster/Drywall	D D	Fireplaces 2000
Unfinished Wall	X	Air Conditioning 5820
Floor/Hardwood	X X	Plumbing 2100
Floor/Carpet	X X	Extra Features 21190
Floor/Concrete	X	Total Value 232880
Floor/Tile-Lino	X	
Number of Rooms	1 3 2	PUB ELECTRIC
Bedrooms	1 2	PRIV WATER
Fireplace		PRIV SEWER
Openings	1	PUB PAVED ST/RD
Stacks	1	
Central Heat	A	Neighborhood:
FORCED AIR		Code: 3300
Central A/C	A	Dwl/Gar/NC% 1.3400
Plumbing		
Standard	1	
Extra 3 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	FtxFt	Area	Rate	Cond	Value	Dpr	Dpr	Value
2 POND	*.20A		3264		OLD/AV	232880	.28		224680
3 Garage	F	36X30	0		2002AV	0	.55		0
4 POND	*1.54A		1080		OLD/AV	25920			15630
5 P	PAT		0		1978AV	1200	.65		0
6 Garage		20X24	400		2018AV	11520	.20		420
			480						12350
homesite									
small acreage									
acres/	effective	depth	actual	effective	extended	true			
frontage	frontage	depth	rate	rate	value	value			
1.0000	18000	18000	18000	18000	18000	18000			
5.3000	5000	3680	19500	19500	19500	19500			

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD
Neighborhood:
Code: 3300
Dwl/Gar/NC% 1.3400