PLEASANT TWP
NORTHERN SD 00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-040012.0000 RES
K15 2026

sale

2023 ENGLAND LAVANDA F		2022-10-03
2024 ALBERT DUSTIN E & RAC		2023-11-22
2025 ALBERT DUSTIN E & RAC		2023-11-22
2026 ALBERT DUSTIN E & RACHE		2023-11-22 PT S1/2 NE1/4 S4 3.00A
6431 TR 165		1SD
		$174,900
KENTON OH 43326		

Eff Rate:- 39.04 — 41.32 — 41.38 — 41.39 — a/r

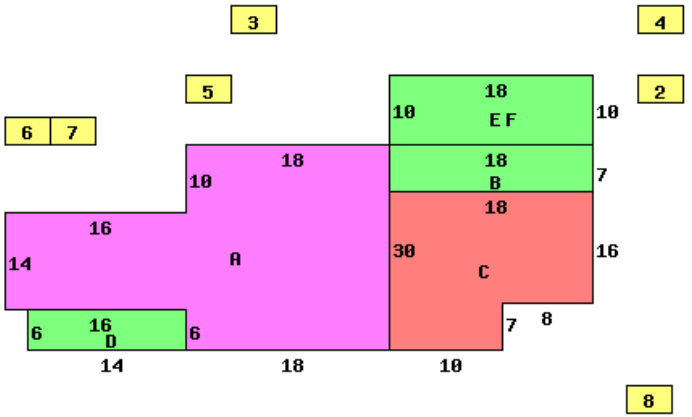
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	27000	27000	27000	27000		27000	29710	29700
Bldg100%	73400	73400	73400	73400		73400	90510	90520
Totl100%	100400t	100400t	100400t	100400t		100400t	120230t	120220t
Cauv100%								
Tax Value:								
Land 35%	9450	9450	9450	9450		9450	10400	10400
Bldg 35%	25690	25690	25690	25690		25690	31680	31680
Totl 35%	35140t	35140t	35140t	35140t		35140t	42080t	42080t
Hmstd35%			28590	28590		28590	35530	
Owner Oc	25.08		24.68	24.68	24.68	hmstd 6300 l	22290 b	
Hmstd RB	317.80							
Net Tax	905.84	1329.42	1308.26	1308.26	1308.26			
Sp-Asmnt	25.00	21.00	27.00	27.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		764		a	*MAIN
	EFP	P		126	5040	b	PORCH
1	F/C	A		358		c	ADDTN
2	OFP	P		84	5040	d	PORCH
	CAN	P		180	1440	e	PORCH
	DK	P		180	2700	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
510	1	2023-11-22	ALBERT DUSTIN E & RACHEL	1SD		174900	27000	73400
459	1	2022-10-03	ENGLAND LAVANDA F	1CT	*	0	18000	59630
829	2	1990-10-12		2UN	*	17000	0	28310

Year	Land	Bldg	Total	Net Tax
2022	6300	20870	27170	807.02
2021	6300	20870	27170	1194.10

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			
337	KRITZLER #1103 - BLANCHARD	XA/2025			



6431 TR 165 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1122	103550
	Part Upper	FRAME	764	34590
	Basement		382	7380
	Subtotal			145520
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Extra Features	14220
Unfinished Wall	X	Total Value	159740
Floor/Pine	X X		
Number of Rooms	1 5 2	PUB ELECTRIC	
Bedrooms	1 2	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
F-A/ELECTR			
Plumbing		Neighborhood:	
Standard	1	Code:	3300
		Dwl/Gar/NC%	1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		1886		C	OLD/FR	159740	.65	.15	80790
2	Flat Barn			2768		D	OLD/PR	26570	.80	.50	2660
3	Crib/Grana		40X40	1600		D	OLD/FR	12800	.70		3840
4	Shed	*SV 0	30X34	1020		D	OLD/FR	400			400
5	Shed		18X32	576		D	OLD/AV	5530	.65		1940
6	Upground C	*SV B 0	10X15	150			OLD/PR	200			200
7	P	CAN	14X22	308		D	1970AV	1970	.65		690
8	POND	*.07A		0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	1.8000				5000	5000	9000	9000
road	.2000							

Call Back: Sign: PSN Date: 2015-11-25 Lister:

34-040012.0000-v082020R