PLEASANT TWP
NORTHERN SD 00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-040016.0000 RES
K04 2026

sale

2023	CARMEN TRACY L & JAME	2019-02-12
2024	CARMEN TRACY L & JAME	2019-02-12
2025	CARMEN TRACY L & JAME	2019-02-12
2026	CARMEN TRACY L & JAMES	2019-02-12 PT NE4 NE4 S4 3.00A
	14222 CR 70	1SD
		$176,000
	KENTON OH 43326	

Orig Tax Year 2007
Parent: 34-040001.0000

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	561	561	561	561	0	561	561	561
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	24000	24000	24000	24000		24000	26710	26700
Bldg100%	211630	211630	211630	211630		211630	268510	268500
Totl100%	235630t	235630t	235630t	235630t		235630t	295230t	295200t
Cauv100%								
Tax Value:								
Land 35%	8400	8400	8400	8400		8400	9350	9350
Bldg 35%	74070	74070	74070	74070		74070	93980	93980
Totl 35%	82470t	82470t	82470t	82470t		82470t	103330t	103320t
Hmstd35%	80370	80370	80370	80370		80370	101230	
Owner Oc	70.48	70.20	69.38	69.38	69.38	hmstd 6300 l	74070 b	
Hmstd RB								
Net Tax	2860.14	3049.82	3058.86	3058.86	3058.86			
Sp-Asmnt	27.43	23.43	28.86	28.86				

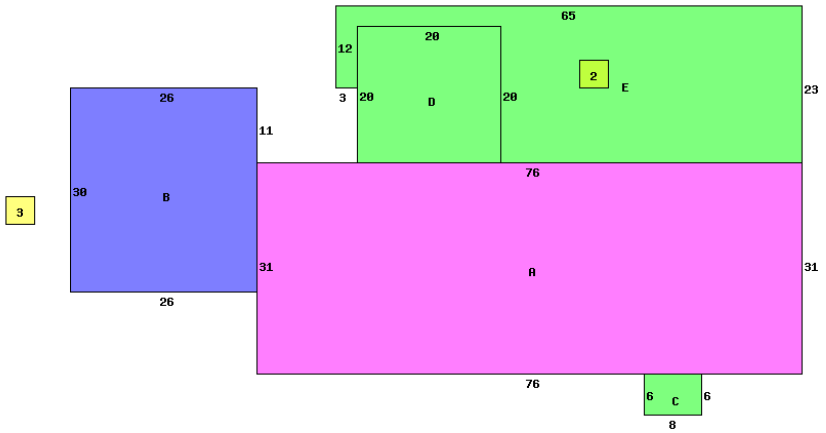
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		2356		a	*MAIN
	F	G		780	18720	b	GRAGE
	OFP	P		48	1440	c	PORCH
	EFP	P		400	16000	d	PORCH
	PAT	P		1062	3190	e	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
41	1	2019-02-12	CARMEN TRACY L & JAMES W	1SD		176000	15000	113860
263	1	2009-06-30	BROWNING ADAM W & REBECCA	1SH	*	82100	16490	135630
475	1	2006-11-17	GOSSARD LARRY A & HEATHE	1WD	*	0	0	0

Year	Land	Bldg	Total	Net Tax
2022	5460	49630	55090	2399.22
2021	5460	49630	55090	2411.84

project		ben acres	/ %	factor
500	HARDIN COUNTY LANDFILL	XA/2025		
338	RAREY #1104 - BLANCHARD MAIN	XA/2025		
921	BLANCHARD RIVER MAINT	XA/2023		



14222 CR 70 43326

Occupancy 4 M/H on Real Estate

Story Height 1

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Floor Level	Main	FRAME	2356	156160
	Basement		1767	32550
	Subtotal			188710
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Plumbing	4200
Unfinished Wall	X	Garages and Carports	18720
Floor/Carpet	X	Extra Features	20630
Floor/Concrete	X	Total Value	232260
Floor/Tile-Lino	X		
Number of Rooms	1 6	PUB ELECTRIC	
Bedrooms	4	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Plumbing		Neighborhood:	
Standard	1	Code:	3300
Extra 3 Fixture	2	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	MH/REAL	1 B F		2356		MHD	2007AV	185810	.15		268500
2	HOTTUB	*PP		0			OLD/	0			0
3	Shed	*PP	8X12	96			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
other	2.0000				3000	3000	6000	6000

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

34-040016.0000-v082020R