PLEASANT TWP
NORTHERN SD 00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-050008.0000 RES
J45 2023

sale

2020	CONOVER WILLIAM C	2015-08-25
2021	CONOVER WILLIAM C	2015-08-25
2022	CONOVER WILLIAM C	2015-08-25
2023	CONOVER WILLIAM C	2015-08-25 PT SE 1/4 LOT 3 5 7.03A
	6562 US 68	1QC
		$0
	KENTON OH 43326	07.0-02-05-008

Eff Rate: – 49.43 — 49.24 — 48.97 — 39.04 — a/r

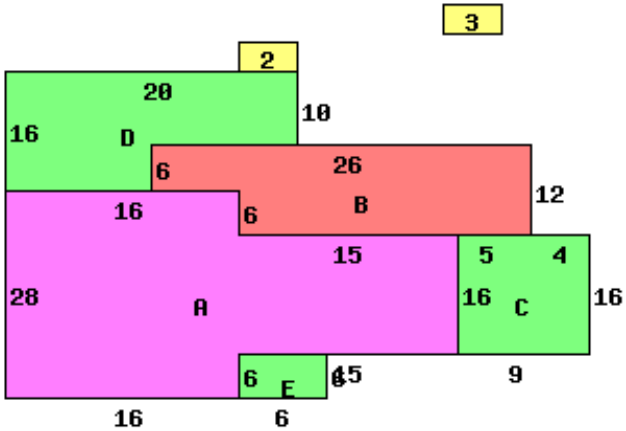
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	511	511	511	511	511
Acres	7.0300	7.0300	7.0300	7.0300	
Land100%	24510	24510	24510	37860	37860
Bldg100%	45940	45940	45940	41970	41960
Totl100%	70460t	70460t	70460t	79830t	79820t
Cauv100%					
Tax Value:					
Land 35%	8580	8580	8580	13250	13250
Bldg 35%	16080	16080	16080	14690	14690
Totl 35%	24660t	24660t	24660t	27940t	27940t
Hmstd35%	20490	20490	20490	20990	
Owner Oc	22.52	22.44	22.32	18.40	hmstd 6300 l 14690 b
Hmstd RB					
Net Tax	1088.06	1083.66	1077.98	974.46	
Sp-Asmnt	26.22	26.22	26.22	**35.45**	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		688		a	*MAIN
1 B	F	A		276		b	ADDTN
	OFP	P		144	4320	c	PORCH
	OFP	P		260	7800	d	PORCH
	OFP	P		36	1080	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
324	1	2015-08-25	CONOVER WILLIAM C	1QC	*	0	22400	38600
514	1	2008-10-09	DAVIS TERESA & WILLIAM C	1WD	*	52000	21800	71090
285	1	2008-06-06	HOMESALES INC	1SH	*	70000	21800	71090
384	1	2002-07-30	CARROLL BURL KEITH & ANN	1FD		95000	18910	53740
454	1	1995-05-26	PARCHER RUTH E	QC	*	0	14710	36800

Year	Land	Bldg	Total	Net Tax
2019	8370	12920	21290	846.04
2018	8370	12920	21290	846.80

	p r o j e c t		ben acres	/ %	factor
131	BLANCHARD RIVER MAINT	XA/2023			
286	DEARDORFF #1024 - BLANCHARD	XA/2023			
500	HARDIN COUNTY LANDFILL	XA/2023			
921	BLANCHARD RIVER MAINT	XA/2023			



6562 US 68 43326

Occupancy 1 Single Family

Story Height 2

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	964	101200
	Full Upper	FRAME	688	53490
	Basement		620	11760
	Subtotal			166450
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Plumbing	1400
Unfinished Wall	X	Extra Features	13200
Floor/Pine	X X	Total Value	181050
Number of Rooms	1 7		
Bedrooms	3	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Plumbing		Topo: ROLLING	
Standard	1		
Extra Fixture	2	Neighborhood:	
		Code:	3300
		Dwl/Gar/NC%	1.3400

	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 F		1652		C-	1910PR	162950	.75	.35	35480
2	Garage		24X24	576		C	1993FR	13820	.65		6480
3	MH	*NV	8X22	176			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				18000	18000	18000	18000
small acreage	5.4700				5000	3630	19860	19860
road	.4300							
easement	.1300							

Call Back: Sign: PSN Date: 2015-11-30 Lister: 34-050008.0000-v082020R