PLEASANT TWP
NORTHERN SD 00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-050008.0000 RES
J45 2025

sale

2022 CONOVER WILLIAM C	2015-08-25	
2023 CONOVER WILLIAM C	2015-08-25	
2024 CONOVER WILLIAM C	2015-08-25	
2025 CONOVER WILLIAM C	2015-08-25	PT SE 1/4 LOT 3 5 7.03A
6562 US 68	1QC	
	$0	
KENTON OH 43326		

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

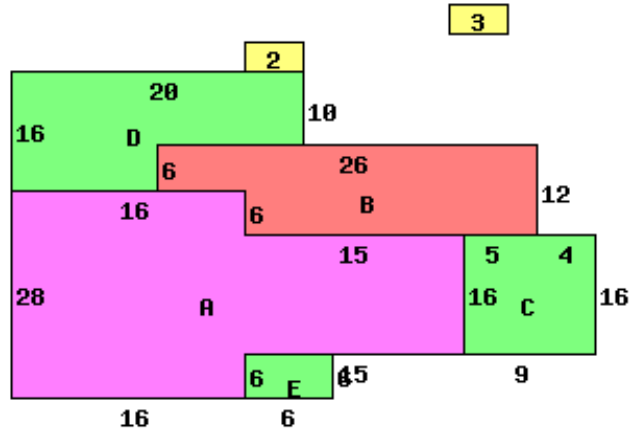
Tax Year	2022	2023	2024	2025	2025			CAMA
Prop Cls	511	511	511	511	511			511
Acres	7.0300	7.0300	7.0300	7.0300	7.0300			
Land100%	24510	37860	37860	37860	37860			37860
Bldg100%	45940	41970	41970	41970	41970			41960
Totl100%	70460t	79830t	79830t	79830t	79830t			79820t
Cauv100%								
Tax Value:								
Land 35%	8580	13250	13250	13250	13250			13250
Bldg 35%	16080	14690	14690	14690	14690			14690
Totl 35%	24660t	27940t	27940t	27940t	27940t			27940t
Hmstd35%	20490	20990	20990	20990	20990			
Owner Oc	22.32	18.40	18.34	18.12	18.12	hmstd	6300 l	14690 b
Hmstd RB								
Net Tax	1077.98	974.46	1038.68	1041.70	1041.70			
Sp-Asmnt	26.22	35.45	31.45	37.06				

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
2021	8580	16080	24660	1083.66
2020	8580	16080	24660	1088.06

project			ben acres	/ %	factor
131	BLANCHARD RIVER MAINT	XA/2025			
235	KELLOGG #983 - BLANCHARD	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			
286	DEARDORFF #1024 - BLANCHARD	XA/2025			



6562 US 68 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	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