PLEASANT TWP
NORTHERN SD 00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-050008.0000 RES
J45 2026

sale

2023 CONOVER WILLIAM C	2015-08-25	
2024 CONOVER WILLIAM C	2015-08-25	
2025 CONOVER WILLIAM C	2015-08-25	
2026 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: – 39.04 — 41.32 — 41.38 — 41.39 — a/r

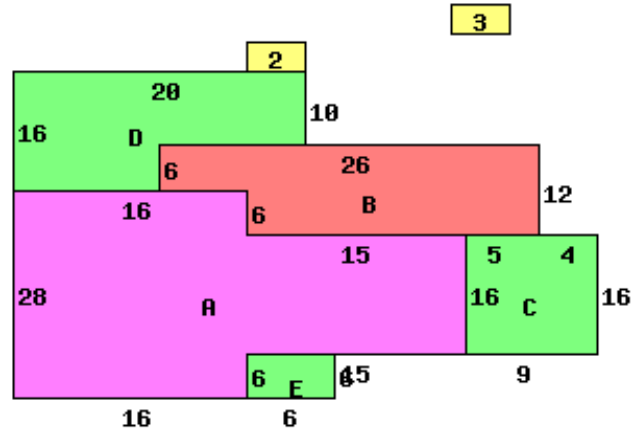
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	511	511	511	511	0	511	511	511
Acres	7.0300	7.0300	7.0300	7.0300	7.0300			
Land100%	37860	37860	37860	37860		37860	40570	40560
Bldg100%	41970	41970	41970	41970		41970	53230	53230
Totl100%	79830t	79830t	79830t	79830t		79830t	93800t	93790t
Cauv100%								
Tax Value:								
Land 35%	13250	13250	13250	13250		13250	14200	14200
Bldg 35%	14690	14690	14690	14690		14690	18630	18630
Totl 35%	27940t	27940t	27940t	27940t		27940t	32830t	32830t
Hmstd35%	20990	20990	20990	20990		20990	25880	
Owner Oc	18.40	18.34	18.12	18.12	18.12	hmstd 6300 l	14690 b	
Hmstd RB								
Net Tax	974.46	1038.68	1041.70	1041.70	1041.70			
Sp-Asmnt	35.45	31.45	37.06	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
2022	8580	16080	24660	1077.98
2021	8580	16080	24660	1083.66

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%	1.7000

	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	45010
2	Garage		24X24	576		C	1993FR	13820	.65		8220
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				20700	20700	20700	20700
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