PLEASANT TWP
NORTHERN SD 00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-050020.0000 RES
J33 2026

sale

2023	GRAPPY LARRY & SHEILA	2021-11-19
2024	GRAPPY LARRY & SHEILA	2021-11-19
2025	GRAPPY LARRY & SHEILA	2021-11-19
2026	GRAPPY LARRY & SHEILA	2021-11-19 S PT E 1/2 SW 1/4 5
	13065 TR 80	2SD 1.00A
		$0
	KENTON OH 43326	

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

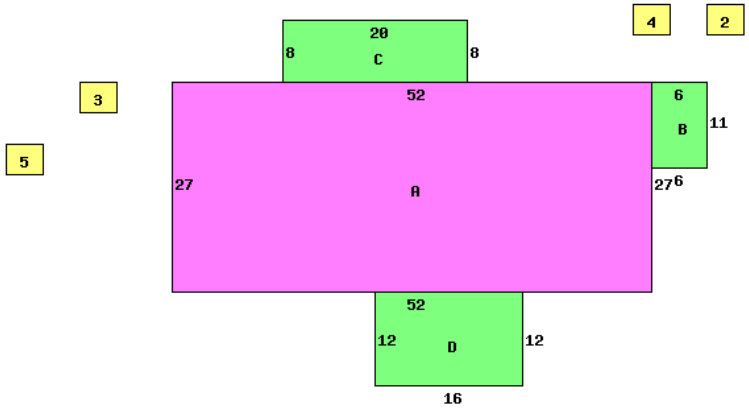
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	561	561	561	561	0	561	561	561
Acres	1.0000	1.0000	1.0000	1.0000	1.0000			
Land100%	18000	18000	18000	18000		18000	20710	20700
Bldg100%	95570	95570	95570	95570		95570	120110	120110
Totl100%	113570t	113570t	113570t	113570t		113570t	140830t	140810t
Cauv100%								
Tax Value:								
Land 35%	6300	6300	6300	6300		6300	7250	7240
Bldg 35%	33450	33450	33450	33450		33450	42040	42040
Totl 35%	39750t	39750t	39750t	39750t		39750t	49290t	49280t
Hmstd35%	38250	38250	38250	38250		38250	47780	
Owner Oc	33.54	33.42	33.02	33.02	33.02	hmstd 6300 l	31950 b	
Hmstd RB								
Net Tax	1379.00	1470.42	1474.78	1474.78	1474.78			
Sp-Asmnt	28.00	24.00	27.00	27.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1404		a	*MAIN
	DK	P		66	990	b	PORCH
	DK	P		160	2400	c	PORCH
	OFP	P		192	5760	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
509	2	2021-11-19	GRAPPY LARRY & SHEILA	2SD *	0	12600	75770

Year	Land	Bldg	Total	Net Tax
2022	4410	26520	30930	1347.46
2021	4410	26520	30930	1354.58

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



13065 TR 80 43326

Occupancy 4 M/H on Real Estate

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1404	111000
	Subtotal			111000
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Fireplaces	2000
Floor/Carpet	X	Air Conditioning	2460
Floor/Tile-Lino	X	Plumbing	2100
Number of Rooms	7	Extra Features	9150
Bedrooms	3	Total Value	126710
Fireplace		PUB ELECTRIC	
Openings	1	PRIV WATER	
Stacks	1	PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Central A/C	A	Neighborhood:	
Plumbing		Code:	3300
Standard	1	Dwl/Gar/NC%	1.7000
Extra 3 Fixture	1		

	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 F/C		1404		MHD	2006AV	101370	.16	.20	115810
2	Pole Build		32X32	1024		C	1979AV	12290	.65		4300
3	Shed	*PP F	10X10	100			2006AV	0			0
4	Shed	*PP	10X12	120			OLD/	0			0
5	Shed	*NV	6X6	63			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

Call Back: Sign: PSN Date: 2015-11-30 Lister:

34-050020.0000-v082020R