PLEASANT TWP
NORTHERN SD 00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-050025.0000 RES
J50 2026

sale

2023 STEVENSON PATRICK M	2021-04-22	
2024 STEVENSON PATRICK M	2021-04-22	
2025 STEVENSON PATRICK M	2021-04-22	
2026 STEVENSON PATRICK M	2021-04-22 PT E2 NE4 S5	3.007A
6365 TR 155	1WD	
	$206,250	
KENTON OH 43326		

Orig Tax Year 2000
Parent: 34-050013.0000

2027 RIGSBY RYAN A & DANIELL	2025-09-25	
6365 TR 155	1SD	
KENTON OH 43326		

Eff Rate: 39.04 41.32 41.38 41.39 a/r

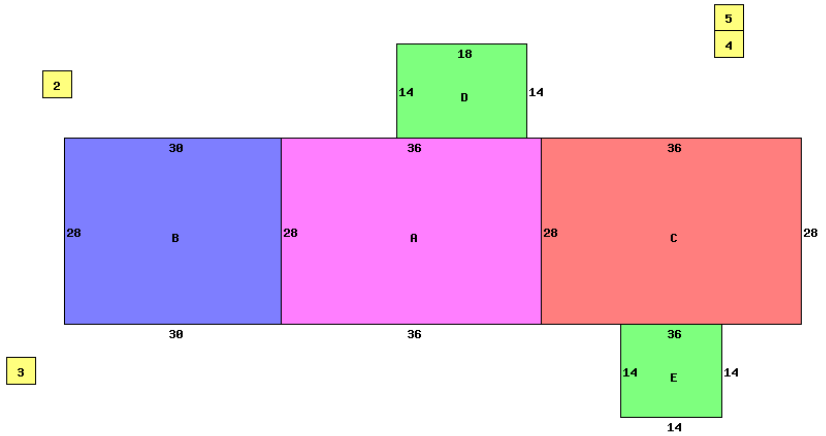
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	561	561	561	561	0	561	561	561
Acres	3.0070	3.0070	3.0070	3.0070	3.0070			
Land100%	28030	28030	28030	28030		28030	30740	30740
Bldg100%	181860	181860	181860	181860		181860	225490	225490
Totl100%	209890t	209890t	209890t	209890t		209890t	256230t	256230t
Cauv100%								
Tax Value:								
Land 35%	9810	9810	9810	9810		9810	10760	10760
Bldg 35%	63650	63650	63650	63650		63650	78920	78920
Totl 35%	73460t	73460t	73460t	73460t		73460t	89680t	89680t
Hmstd35%	63130	63130	63130	63130		63130	79340	
Owner Oc	55.36	55.14	54.50	54.50	54.50	hmstd 6300 l	56830 b	
Hmstd RB								
Net Tax	2555.08	2724.00	2731.98	2731.98	2731.98			
Sp-Asmnt	28.84	24.84	25.80	25.80				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1008		a	*MAIN
	F	G		840	20160	b	GRAGE
1	F/C	A		1008		c	ADDTN
	DK	P		252	3780	d	PORCH
	OFP	P		196	5880	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
425	1	2025-09-25	RIGSBY RYAN A & DANIELLE	1SD	275000	28030	181860
151	1	2021-04-22	STEVENSON PATRICK M	1WD	206250	18630	117490
522	1	1999-09-07	SHEPHERD ROBERT & DIXIE	1WD	6000	0	0

Year	Land	Bldg	Total	Net Tax
2022	6520	41120	47640	2082.24
2021	6520	41120	47640	1710.30

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



6365 TR 155 43326

Occupancy 4 M/H on Real Estate *DWELLING COMPUTATIONS

Story Height 1

			Sq-Ft	Value
Floor Level	Main	FRAME	2016	137890
	Basement		1008	18790
	Subtotal			156680
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		D	Fireplaces	2000
Unfinished Wall	X		Air Conditioning	3570
Floor/Carpet		X	Plumbing	2100
Floor/Concrete	X		Garages and Carports	20160
Floor/Tile-Lino		X	Extra Features	9660
Number of Rooms	1	8	Total Value	194170
Bedrooms		3		
			PUB ELECTRIC	
Fireplace			PRIV WATER	
Openings	1		PRIV SEWER	
Stacks	1		PUB PAVED ST/RD	
Central Heat		A		
FORCED AIR			Neighborhood:	
Central A/C		A	Code:	3300
Plumbing			Dwl/Gar/NC%	1.7000
Standard	1			
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 B F	28X72	2016		MHD	2000AV	155340	.22		205980
2	Pole Build		32X66	2112		C	2013AV	25340	.30		17740
3	Shed		10X24	240		D	2010AV	2300	.40		1380
4	OFP	*PP	4X14	56			OLD/	1120	.65		390
5	Shed	*PP	10X14	140			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	2.0070				5000	5000	10040	10040

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

34-050025.0000-v082020R