PLEASANT TWP
NORTHERN SD 00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-050026.0000 RES
J39 2026

sale

2023 ABBOTT LUKE	2022-09-19	
2024 ABBOTT LUKE	2022-09-19	
2025 ABBOTT LUKE	2022-09-19	
2026 ABBOTT LUKE	2022-09-19	SE PT NW4 S5 3.002A
6331 US 68	1WD	
	$216,500	
KENTON OH 43326		

Orig Tax Year 2001
Parent: 34-050010.0000

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

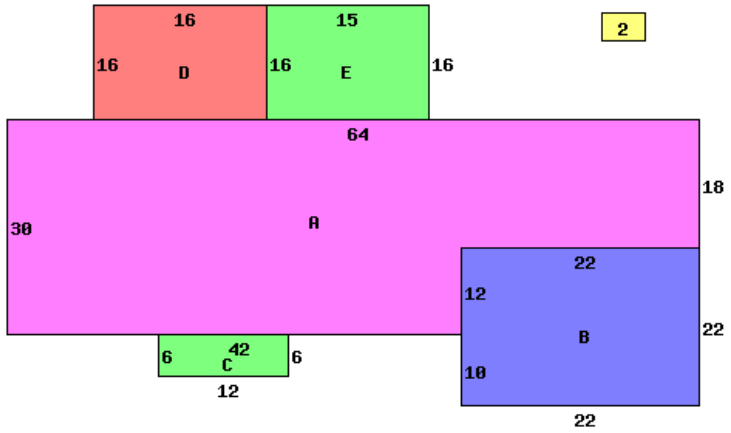
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0020	3.0020	3.0020	3.0020	3.0020			
Land100%	28000	28000	28000	28000		28000	30710	30710
Bldg100%	160570	160570	160570	160570		160570	203400	203400
Totl100%	188570t	188570t	188570t	188570t		188570t	234110t	234110t
Cauv100%								
Tax Value:								
Land 35%	9800	9800	9800	9800		9800	10750	10750
Bldg 35%	56200	56200	56200	56200		56200	71190	71190
Totl 35%	66000t	66000t	66000t	66000t		66000t	81940t	81940t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2345.36	2496.94	2503.52	2503.52	2503.52			
Sp-Asmnt	28.66	24.66	28.57	28.57				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1656		a	*MAIN
	F	G		484	11620	b	GRAGE
	OFP	P		72	2160	c	PORCH
1	F/C	A		256		d	ADDTN
	PAT	P		240	720	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
494	1	2022-09-19	ABBOTT LUKE	1WD		216500	18600	143290
139	1	2011-04-18	ABBOTT RICKY R & KATHLEEN	1WD		148000	16490	33260
496	1	2010-10-27	MCBRIDE JOSHUA L	1QC	*	14700	16490	33260
464	1	2010-10-08	CASTLEROCK REO 2 LLC	1QC	*	1000	16490	33260
295	1	2010-06-25	DEUTSCHE BANK NATIONAL TR	1SH	*	22667	16490	33260
594	1	2000-10-08	SPEARMAN JEFFREY E	1WD		36000	0	0

Year	Land	Bldg	Total	Net Tax
2022	6510	50150	56660	2469.10
2021	6510	50150	56660	2482.12

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



6331 US 68 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1912	133670
	Subtotal			133670
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X	Plumbing	2100
Unfinished Wall	X		Garages and Carports	11620
Floor/Carpet		X	Extra Features	2880
Floor/Tile-Lino		X	Total Value	150270
Number of Rooms		4		
Bedrooms		3	PUB ELECTRIC	
			PRIV WATER	
Central Heat		A	PRIV SEWER	
FORCED AIR			PUB PAVED ST/RD	
Plumbing				
Standard	1		Neighborhood:	
Extra 3 Fixture	1		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	1 F		1912		C-	2010AV	135240	.12		202320
2	Shed		8X20	160		D	2013AV	1540	.30		1080

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	2.0020				5000	5000	10010	10010

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

34-050026.0000-v082020R