PLEASANT TWP
NORTHERN SD 00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-060033.0000 RES
J08 2026

sale

2023 PRICE MATTHEW & JESSI		2016-06-03
2024 PRICE MATTHEW & JESSI		2016-06-03
2025 PRICE MATTHEW & JESSI		2016-06-03
2026 PRICE MATTHEW & JESSICA		2016-06-03 PT W2 NE4 S6 3.00A
12754 SR 701		1SD
		$85,000
KENTON OH 43326		

Orig Tax Year 2005
Parent: 34-060008.0000

2027 PRICE JEFFREY S & THERE		2025-02-18
12754 SR 701		1SD
KENTON OH 43326		

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

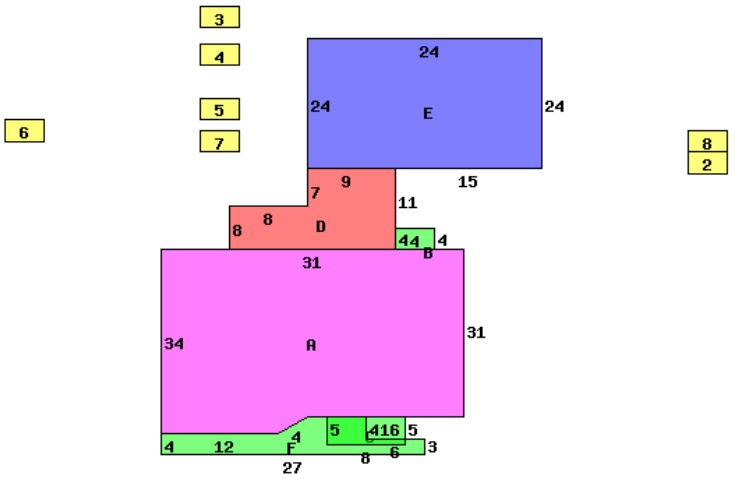
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	28000	28000	28000	28000		28000	30710	30700
Bldg100%	119910	119910	119910	119910		119910	150910	150900
Totl100%	147910t	147910t	147910t	147910t		147910t	181630t	181600t
Cauv100%								
Tax Value:								
Land 35%	9800	9800	9800	9800		9800	10750	10750
Bldg 35%	41970	41970	41970	41970		41970	52820	52820
Totl 35%	51770t	51770t	51770t	51770t		51770t	63570t	63560t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1839.68	1958.58	1963.72	1963.72	1963.72			
Sp-Asmnt	28.57	24.57	28.46	28.46				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1002		a	*MAIN
	STP	P		16	60	b	PORCH
	OFP2	P		40	1200	c	PORCH
1	F/C	A		199		d	ADDTN
	F2	G		576	13820	e	GRAGE
	OFP	P		125	3750	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
61	1	2025-02-18	PRICE JEFFREY S & THERESA	1SD		164000	28000	119910
197	1	2016-06-03	PRICE MATTHEW & JESSICA F	1SD		85000	16510	74510
183	3	2009-06-22	CROWE MARLEEN K	3AF	*	0	16490	95230
32	1	2004-01-27	CROWE MARLEEN K	1WD	*	0	0	0

Year	Land	Bldg	Total	Net Tax
2022	6510	28020	34530	1540.70
2021	6510	28020	34530	1548.84

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			



12754 SR 701

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1201	102830
	Full Upper	FRAME	1002	60470
	Basement		251	4930
	Subtotal			168230
Slate	Roof	HIP		

	B	1	2	U	A
Plaster/Drywall		P	P		
Panelled Wall		X			
Unfinished Wall	X				
Floor/Carpet		X	X		
Floor/Concrete	X				
Floor/Tile-Lino		L	L		
Number of Rooms	1	5	3		
Bedrooms		1	3		
Central Heat		A			
HOT WATER					
Central A/C		X			
Plumbing					
Standard	1				
Extra 3 Fixture	1				

Air Conditioning	2150
Plumbing	2100
Garages and Carports	13820
Extra Features	5010
Total Value	191310
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
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		2203		C	OLD/AV	191310	.55		146350
2	Flat Barn		38X74	2812		D	OLD/AV	27000	.80	.50	2700
3	Grain Bin	*PP	21X18	378		C	1965AV	0			0
4	Crib/Grana	*SV	14X20	280			OLD/FR	400			400
5	Grain Bin	*PP	21X18	378		C	1970AV	0			0
6	Poultry Ho	*SV	12X36	432			OLD/AV	400			400
7	Grain Bin	*PP	21X18	378		C	1977AV	0			0
8	Flat Barn		32X34	1088		D	OLD/AV	10450	.80	.50	1050

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	2.0000				5000	5000	10000	10000

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