PLEASANT TWP
NORTHERN SD 00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-080031.0000 RES
I01.01 2026

sale

2023 OATES LARRY A & HELEN	2016-09-22	
2024 OATES LARRY A & HELEN	2016-09-22	
2025 OATES LARRY A & HELEN	2016-09-22	
2026 OATES LARRY A & HELEN M	2016-09-22 NE4 NE4 S8 3.00A	
13928 CR 80	1SD	
	$0	
KENTON OH 43326		

Orig Tax Year 2017
Parent: 34-080005.0000

2028 SDO FAMILY PRESERVATION	2026-06-01	
13928 CR 80	1WD	
KENTON OH 43326		

Eff Rate: 39.04 41.32 41.38 41.39 a/r

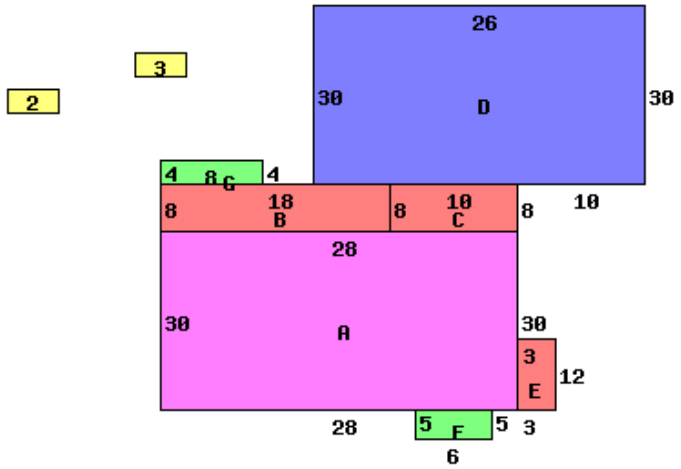
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	26740	26740	26740	26740		26740	29460	29450
Bldg100%	125740	125740	125740	125740		125740	159060	159060
Totl100%	152490t	152490t	152490t	152490t		152490t	188510t	188510t
Cauv100%								
Tax Value:								
Land 35%	9360	9360	9360	9360		9360	10310	10310
Bldg 35%	44010	44010	44010	44010		44010	55670	55670
Totl 35%	53370t	53370t	53370t	53370t		53370t	65980t	65980t
Hmstd35%	49720	49720	49720	49720		49720	62340	
Owner Oc	43.60	43.44	42.92	42.92	42.92	hmstd 6300 l	43420 b	
Hmstd RB	317.80	362.14	376.20	376.20	376.20			
Net Tax	1535.14	1613.52	1605.30	1605.30	1605.30			
Sp-Asmnt	28.00	24.00	30.20	30.20				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1TB	F	M		840		a	*MAIN
1	F/C	A		144		b	ADDTN
1	F/C	A		80		c	ADDTN
	F2	G		780	18720	d	GRAGE
1 B	F	A		36		e	ADDTN
	OFP	P		30	900	f	PORCH
	EFP	P		32	1280	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
181	1	2026-06-01	SDO FAMILY PRESERVATION L	1WD		250000	26740	125740
128	1	2026-03-27	OATES HELEN MICHELE	1AF	*	0	26740	125740
4	1	2026-01-20	OATES HELEN MICHELE	1AF	*	0	26740	125740
397	1	2016-09-22	OATES LARRY A & HELEN MIC	1SD	*	0	0	0

Year	Land	Bldg	Total	Net Tax
2022	6250	35060	41310	1419.80
2021	6250	35060	41310	1427.22

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			
337 KRITZLER #1103 - BLANCHARD	XA/2025			



13928 CR 80 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	1100	105820
	Part Upper	FRAME	840	44150
	Basement		876	16360
	Subtotal			166330
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P P	Air Conditioning	3560
Unfinished Wall	X	Plumbing	2100
Floor/Carpet	X X	Garages and Carports	18720
Floor/Concrete	X	Extra Features	2180
Number of Rooms	1 4 3	Total Value	192890
Bedrooms	1 2		
		PUB ELECTRIC	
Central Heat	A	PRIV WATER	
FORCED AIR		PRIV SEWER	
Central A/C	A	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	1TB F		1940		C	1910GD	192890	.40	.20	157400
2	Flat Barn		36X48	1728		D	OLD/AV	16590	.80	.50	1660
3	Poultry Ho	*NV	12X30	0			OLD/FR	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	1.7500				5000	5000	8750	8750
road	.2500							

Call Back: Sign: PSN Date: 2015-12-01 Lister:

34-080031.0000-v082020R