PLEASANT TWP
NORTHERN SD 00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-090014.0000 RES
H73.01 2025

sale

2022	KURT CHRISTOPHER P	2019-05-09
2023	KURT CHRISTOPHER P	2019-05-09
2024	KURT CHRISTOPHER P	2019-05-09
2025	KURT CHRISTOPHER P	2019-05-09 PT W2 NW4 S9 3.00A
	14176 CR 80	1WD
		$306,500
	KENTON OH 43326	

Orig Tax Year 2015
Parent: 34-090002.0000

Eff Rate: – 48.97 — 39.04 — 41.32 — 41.39 — a/r

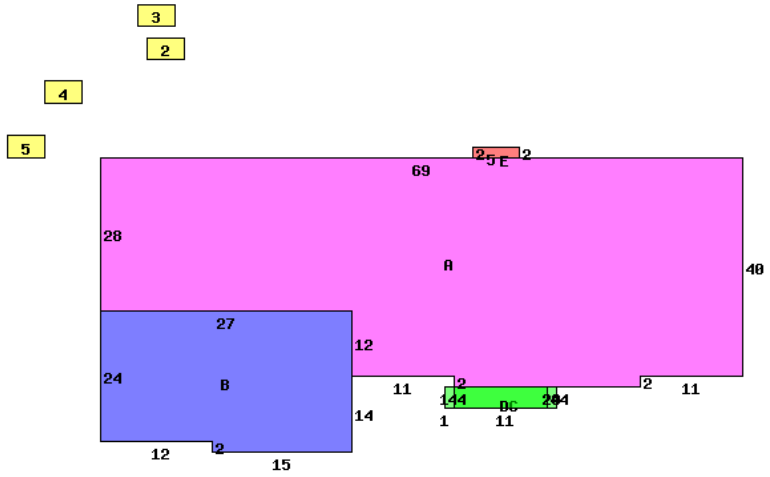
	2022	2023	2024	2025	
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	
Land100%	18600	28000	28000	28000	28000
Bldg100%	288770	353800	353800	353800	353800
Totl100%	307370t	381800t	381800t	381800t	381800t
Cauv100%					
Tax Value:					
Land 35%	6510	9800	9800	9800	9800
Bldg 35%	101070	123830	123830	123830	123830
Totl 35%	107580t	133630t	133630t	133630t	133630t
Hmstd35%	94340	115720	115720	115720	
Owner Oc	102.74	101.48	101.08	99.90	hmstd 6300 l 109420 b
Hmstd RB					
Net Tax	4697.36	4647.14	4954.44	4968.94	
Sp-Asmnt	21.00	25.00	21.00	29.56	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		2476		a	*MAIN
	F	G		678	16270	b	GRAGE
	CAN	P		44	350	c	PORCH
	STP	P		44	180	d	PORCH
F	F	A		10		e	ADDTN

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
181	1	2019-05-09	KURT CHRISTOPHER P	1WD		306500	18000	242290
177	1	2018-05-15	OATES THOMAS L	1QC	*	0	18000	242290
279	1	2017-06-26	QUEST FEDERAL CREDIT UNIO	1QC	*	0	16510	243140
278	1	2017-06-26	OATES THOMAS L	1QC	*	0	16510	243140
573	1	2014-12-03	OATES THOMAS L & JOHANSEN	1SD	*	0	16570	233510
78	1	2014-03-14	OATES THOMAS L	1WD		17000	0	0

Year	Land	Bldg	Total	Net Tax
2021	6510	101070	107580	4722.12
2020	6510	101070	107580	4741.30

project			ben acres	/ %	factor
500	HARDIN COUNTY LANDFILL	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			
131	BLANCHARD RIVER MAINT	XA/2025			
235	KELLOGG #983 - BLANCHARD	XA/2025			
337	KRITZLER #1103 - BLANCHARD	XA/2025			



14176 CR 80

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2476	162100
	Full Upper	FRAME	10	2110
	Basement		2476	45510
	Subtotal			209720
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		D	Air Conditioning	4460
Unfinished Wall	X		Plumbing	2100
Floor/Hardwood		X	Garages and Carports	16270
Floor/Carpet		X	Extra Features	530
Floor/Concrete	X		Total Value	233080
Number of Rooms		7		
Bedrooms		4	PUB PAVED ST/RD	
Central Heat		A	Neighborhood:	
FORCED AIR			Code:	3300
Central A/C		A	Dwl/Gar/NC%	1.3400
Plumbing				
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	DWELLING	1 B F		2486		C+	2013AV	256390	.09		312640	
2	Flat Barn		38X72	2736		D	1915AV	26270	.80	.50	2630	
3	Pole Build		40X60	2400		C	2015AV	28800	.25		21600	
4	Grain Bin	*PP	27X16	432		C	1970AV	0			0	
5	Pole Build		48X80	3840		C	1974AV	48380	.65		16930	CONCRET FL ELECTRIC 1 SIDE OPN

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				18000	18000	18000	18000
small acreage	2.0000				5000	5000	10000	10000

Call Back: Sign: PSN Date: 2016-02-17 Lister: