PLEASANT TWP
NORTHERN SD 00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-170003.0000 RES
I20 2026

sale

2023	WILLIAMSON DAVID EDWA	2014-10-02
2024	WILLIAMSON DAVID EDWA	2014-10-02
2025	WILLIAMSON DAVID EDWA	2014-10-02
2026	WILLIAMSON DAVID EDWARD	2014-10-02 PT NE1/4 S17 1.149A
	8359 US 68	1SD
		$139,000
	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	1.1500	1.1500	1.1500	1.1500	1.1500			
Land100%	18740	18740	18740	18740		18740	21460	21450
Bldg100%	194110	194110	194110	194110		194110	245770	245780
Totl100%	212860t	212860t	212860t	212860t		212860t	267230t	267230t
Cauv100%								
Tax Value:								
Land 35%	6560	6560	6560	6560		6560	7510	7510
Bldg 35%	67940	67940	67940	67940		67940	86020	86020
Totl 35%	74500t	74500t	74500t	74500t		74500t	93530t	93530t
Hmstd35%	73630	73630	73630	73630		73630	92670	
Owner Oc	64.56	64.32	63.56	63.56	63.56	hmstd 6300 l	67330 b	
Hmstd RB								
Net Tax	2582.84	2754.18	2762.36	2762.36	2762.36			
Sp-Asmnt	28.42	24.42	27.42	27.42				

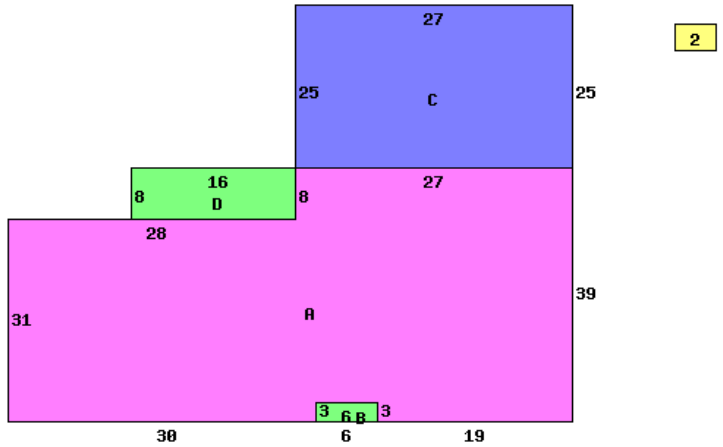
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	B	M		1903		a	*MAIN
	OFP	P		18	540	b	PORCH
	B2	G		675	18900	c	GRAGE
	PAT	P		128	380	d	PORCH

9-7-2011 transfer on death to Loara Capps, Paul Steven Preston & David Allen Preston

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
438	1	2014-10-02	WILLIAMSON DAVID EDWARD &	1SD		139000	10940	148860
108	1	2013-03-18	CAPPS LORA ETAL	1AF	*	0	10940	148860
358	1	2011-09-07	PRESTON MAXINE J	1TD	*	0	10940	139200
327	1	2003-07-14	PRESTON MAXINE J	1CT	*	0	8460	105660

Year	Land	Bldg	Total	Net Tax
2022	4570	62480	67050	2919.30
2021	4570	62480	67050	2934.66

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			
252	OATES #1011 BLANCHARD RIVER	XA/2025			



8359 US 68 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	1903	146360
	Basement		1903	35070
	Subtotal			181430
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	950 sq ft	Basement Finish	10260
Panelled Wall	X		Fireplaces	4000
Unfinished Wall	X		Air Conditioning	3250
Floor/Pine	X		Plumbing	2100
Floor/Carpet	X		Garages and Carports	18900
Floor/Tile-Lino	X		Extra Features	920
Number of Rooms	2 7		Total Value	220860
Bedrooms	3			
			PUB ELECTRIC	
Fireplace			PRIV WATER	
Openings	2		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	DWELLING	1 B B		2853		C	1968GD	220860	.35		244050
2	Flat Barn	1 F 0	30X60	1800		D	1965AV	17280	.80	.50	1730

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	.1500				5000	5000	750	750

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

34-170003.0000-v082020R