PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-531027.0000 RES
T119 2025

sale

2022	COURTNEY DEBORAH & RY	2021-07-12
2023	RHODES NICHOLAS R & C	2022-12-09
2024	RHODES NICHOLAS R & C	2022-12-09
2025	RHODES NICHOLAS R & CYN	2022-12-09 OAKRIDGE SUB INLOT 6
	217 HIDEAWAY DR	1SD SEE 36-531027.01 FOR REST
		$406,000 SPECIAL ASSESSMENTS
	KENTON OH 43326	

Orig Tax Year 1997
Parent: 36-531027.0000

Eff Rate: 50.59 — 44.66 — 47.03 — 46.74 — a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	27540	31460	31460	31460	31460
Bldg100%	285460	332860	331740	331740	331740
Totl100%	313000t	364310t	363200t	363200t	363200t
Cauv100%					
Tax Value:					
Land 35%	9640	11010	11010	11010	11010
Bldg 35%	99910	116500	116110	116110	116110
Totl 35%	109550t	127510t	127120t	127120t	127120t
Hmstd35%	104470				
Owner Oc	101.34				
Hmstd RB					
Net Tax	5016.12	5242.78	5529.38	5492.92	
Sp-Asmnt	30.00	238.12	31.50	31.50	

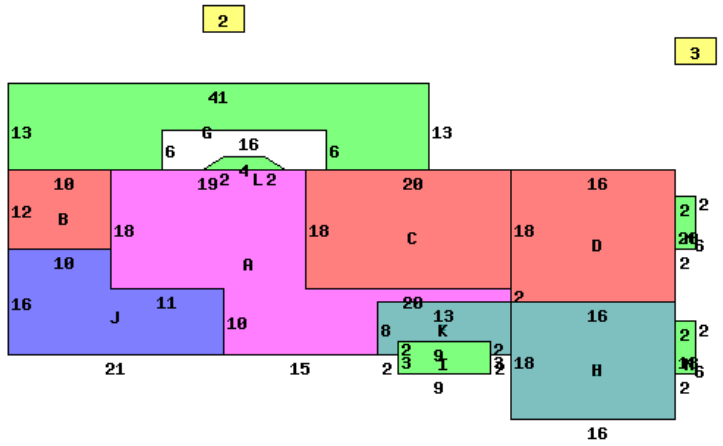
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		518		a	*MAIN
2	F/S	A		120		b	ADDTN
2 B	F	A		360		c	ADDTN
1 B	F	A		320		d	ADDTN
1 B	F	A		288		e	ADDTN
1 B	F	A		86		f	ADDTN
	DK	P		437	6560	g	PORCH
	VAULT	X		288		h	OTHER
	PORT	P		45	1440	i	PORCH
F	F	G		270	6480	j	GRAGE
	CATH	X		86		k	OTHER
	BAY	P		12	460	l	PORCH
	OH	P		16	610	m	PORCH
	OH	P		16	610	n	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
644	1	2022-12-09	RHODES NICHOLAS R & CYNTH	1SD		406000	27540	285460
333	1	2021-07-12	COURTNEY DEBORAH & RYAN T	1WD		369000	27540	288540
99	1	2017-03-08	HEYDINGER CHAD M & NATASH	1WD		270000	23830	273490
312	1	1998-07-16	KOLLENGODE SHEELA S	1QC	*	0	0	0
534	1	1997-09-08	KOLLENGODE SIVARAM R & S	1WD		232269	0	0

Year	Land	Bldg	Total	Net Tax
2021	9640	100230	109870	5044.52
2020	9640	100990	110630	4396.98

p r o j e c t		ben acres	/ %	factor
131	BLANCHARD RIVER MAINT XA/2025			
500	HARDIN COUNTY LANDFILL XA/2025			
921	BLANCHARD RIVER MAINT XA/2023			
306	BLOOM #1043 - BLANCHARD XA/2025			
349	OSBORN-BLANCHARD RIVER XA/2025			



217 HIDEAWAY DR 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1692	126750
	Full Upper	FRAME	1268	62970
	Basement		1572	29080
	Subtotal			218800
Shingle	Roof	GABLE		

	B	1	2	U	A
	D	D			800 sq ft
Plaster/Drywall					
Floor/Carpet	X	X	X		
Floor/Tile-Lino	X	T			
Number of Rooms	1	6	3		
Bedrooms		1	3		
Central Heat			A		
GAS					
Central A/C			A		
Plumbing					
Standard	1				
Extra 3 Fixture	2				
Extra 2 Fixture	1				

Basement Finish	8660	Neighborhood:		
Air Conditioning	5310	Code:	3690	
Plumbing	5600	Dwl/Gar/NC%	1.0600	
Garages and Carports	6480			
Extra Features	9680			
Total Value	254530			

	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		3760		B+	1997VG	356340	.17		313510
2	Pool		18X36	648		C	2019AV	32400	.30	.30	15880
3	Shed		12X24	288		D	2020AV	2770	.15		2350

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	73.3200	114.00	231	115	240	276	31460	31460

Call Back: Sign: PSN Date: 2018-06-28 Lister: