PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-531027.0000 RES
T119 2026

## sale

| | | |
|---|---|---|
| 2023 | RHODES NICHOLAS R & C | 2022-12-09 |
| 2024 | RHODES NICHOLAS R & C | 2022-12-09 |
| 2025 | RHODES NICHOLAS R & C | 2022-12-09 |
| 2026 | 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: – 44.66 — 47.03 — 46.74 — 46.74 — a/r

| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
|---|---|---|---|---|---|---|---|---|
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 31460 | 31460 | 31460 | 31460 | | 31460 | 36140 | 36140 |
| Bldg100% | 332860 | 331740 | 331740 | 331740 | | 331740 | 460740 | 460730 |
| Totl100% | 364310t | 363200t | 363200t | 363200t | | 363200t | 496890t | 496870t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 11010 | 11010 | 11010 | 11010 | | 11010 | 12650 | 12650 |
| Bldg 35% | 116500 | 116110 | 116110 | 116110 | | 116110 | 161260 | 161260 |
| Totl 35% | 127510t | 127120t | 127120t | 127120t | | 127120t | 173910t | 173900t |
| Hmstd35% | | | | | | | | |
| Owner Oc | | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 5242.78 | 5529.38 | 5492.92 | 5492.92 | 5492.92 | | | |
| Sp-Asmnt | 238.12 | 31.50 | 31.50 | 31.50 | | | | |

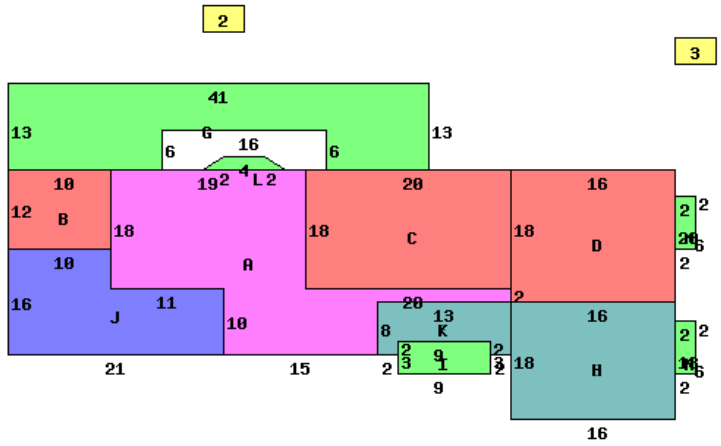
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 2 B | F | M | | 518 | | a | *MAIN |
| 2 | F/S | A | | 120 | | b | ADDTN |
| 2 B | F | A | | 360 | | c | ADDTN |
| 1 B | F | A | | 320 | | d | ADDTN |
| 1 B | F | A | | 288 | | e | ADDTN |
| 1 B | F | A | | 86 | | f | 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 |
|---|---|---|---|---|
| 2022 | 9640 | 99910 | 109550 | 5016.12 |
| 2021 | 9640 | 100230 | 109870 | 5044.52 |

| 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% | 1.5000 | | |
| 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 | | 443640 |
| 2 | Pool | | 18X36 | 648 | | C | 2019AV | 32400 | .35 | .30 | 14740 |
| 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 | 276 | 317 | 36140 | 36140 |

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

36-531027.0000-v082020R