

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-060081.0000
GG57

RES
2025

sale

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

2022 PLEASANT RONALD E & C	2013-11-25
2023 PLEASANT RONALD E & C	2013-11-25
2024 PLEASANT RONALD E & C	2013-11-25
2025 BARTLETT BRUCE	2024-06-11 ESPYS 2ND PT 40-41
610 STEINER AVE	2FD
KENTON OH 43326	\$150,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	2510	3600	3600	3600	3600
Land100%	68460	77510	77510	77510	77510
Bldg100%	70970t	81110t	81110t	81110t	81110t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	880	1260	1260	1260	1260
Bldg 35%	23960	27130	27130	27130	27130
Totl 35%	24840t	28390t	28390t	28390t	28390t
Hmstd35%	24840	28390			
Owner Oc	24.10	25.12	25.10		
Hmstd RB	400.22	368.96	417.58		
Net Tax	736.04	773.22	792.20	1226.76	
Sp-Asmnt	21.45	21.45	192.75	32.61	

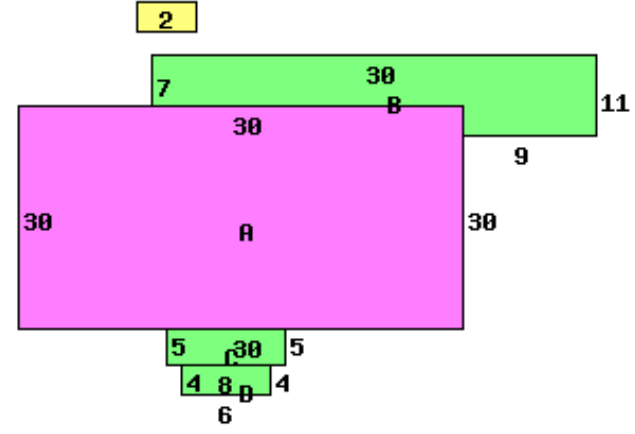
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 BQ	F	M		900		b	PORCH
	EFP	P		246	9840	c	PORCH
	EFP	P		40	1600	d	PORCH
	STP	P		24	100		

11-25-2013 CO TRUSTEES OF THE RONALD & CAROL PLEASANT FAMILY DYNASTY TRUST
LIFE ESTATE TO EDNA D PLEASANT

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
230	2	2024-06-11	BARTLETT BRUCE	2FD	150000	3600	77510
259	2	2024-06-11	PLEASANT RONALD E ETAL	2AF *	0	3600	77510
528	2	2013-11-25	PLEASANT RONALD E &	1QC *	0	2630	59030
76	2	2001-02-21	PLEASANT RONALD E ETAL	2WD *	0	2600	39770
818	1	1989-09-25		1UN *	0	0	25310

Year	Land	Bldg	Total	Net Tax
2021	880	23960	24840	738.78
2020	880	23960	24840	639.50

project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



610 STEINER AVE 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1Q	Sq-Ft Value
Floor Level	
Main	FRAME 900 102580
Qtr Story	FRAME 900 14390
Basement	450 8650
Subtotal	125620
Shingle	Roof GABLE
Plaster/Drywall	X X Air Conditioning 3280
Unfinished Wall	X Plumbing 700
Floor/Hardwood	X Extra Features 11540
Floor/Pine	X Total Value 141140
Floor/Carpet	X X
Floor/Concrete	X PUB SIDEWALK
Number of Rooms	1 5 3
Bedrooms	3 Neighborhood: Code: 3600
Central Heat	A DwI/Gar/NC% .9700
FORCED AIR	
Central A/C	A
Plumbing	
Standard	1
Extra Fixture	1

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 BQF	16X24	900	384	C-	1939GD	127030	.40			73930
2 Garage					C	1942GD	9220	.60			3580
front lot		acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value			
		40.00	85	75	120	90	3600	3600			

Call Back:

Sign: PSN Date: 2014-11-18 Lister:

06-060081.0000-v082020R