

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010009.0000
X77

COM
2025

sale

Eff Rate:- 57.45 — 53.98 — 56.47 — 56.17 — a/r

2022 ABURTO RENTALS LLC	2019-03-11	
2023 ABURTO RENTALS LLC	2019-03-11	
2024 ABURTO RENTALS LLC	2019-03-11	
2025 ABURTO RENTALS LLC	2019-03-11	ORIG 81.5 X 125 37
302 W CARROL ST	8QC	
KENTON OH 43326	\$0	

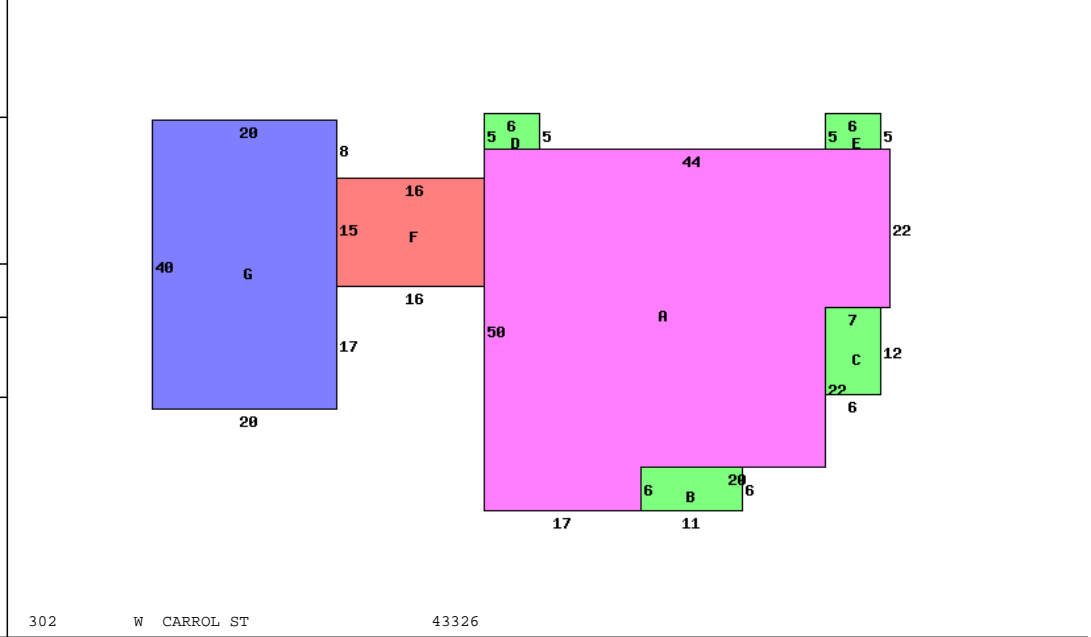
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	401	401	401	401	401
Acres					
Land100%	6290	8940	8940	8940	8940
Bldg100%	88890	116110	116110	116110	116100
Totl100%	95170t	125060t	125060t	125060t	125040t
Cauvl00%					
Tax Value:					
Land 35%	2200	3130	3130	3130	3130
Bldg 35%	31110	40640	40640	40640	40640
Totl 35%	33310t	43770t	43770t	43770t	43760t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1913.70	2362.54	2471.60	2458.68	
Sp-Asmnt	22.17	22.17	100.28	67.91	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	BA	B	M	1884		a	*MAIN
		STP	P	66	260	b	PORCH
		STP	P	72	290	c	PORCH
		STP	P	30	120	d	PORCH
		STP	P	30	120	e	PORCH
1		B/C	A	240		f	ADDTN
		CAR4	G	800	5930	g	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
78	8	2019-03-11	ABURTO RENTALS LLC	8QC *	0	6000	87690
339	1	2015-07-10	ABURTO JOSE &	LWD *	35000	11230	86490
150	1	2015-04-09	M&T BANK	LSH *	56667	11230	86490
333	1	2013-07-24	GRAVER EVAN M	LQC *	0	11230	86490
598	2	2004-12-29	WYANDOT HOLDINGS LTD	2QC *	0	7460	85400
339	1	2004-07-30	GRAVER EVAN	LWD *	0	7460	85400
536	1	2003-11-25	WYANDOT HOLDING LTD	LWD *	0	7460	85400
36	1	2003-03-03	GRABER EVAN	LWD *	90000	7460	85400
239	1	1994-03-30	BORN RONALD C & RICHARD	LCT *	0	0	65310

Year	Land	Bldg	Total	Net Tax
2021	2200	31110	33310	1927.24
2020	2200	31110	33310	1722.88

project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
539 DELQ WATER - KENTON CORP			XA/2025
642 TRASH-KENTON CITY			XA/2025



302 W CARROL ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level			
	Main	BRICK	2124 158130
	Full Upper	BRICK	1884 88150
	Qtr Story	FRAME	1884 6420
	Basement		471 9020
	Subtotal		261720
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	3 /	Extra Living Units 10500
Unfinished Wall	X		Plumbing 10500
Floor/Hardwood	X X		Garages and Carports 5930
Floor/Pine	X X		Extra Features 790
Number of Rooms	9 2		Total Value 289440
Bedrooms	4		
Central Heat	A		PUB ALLEY
FORCED AIR			Neighborhood:
Plumbing			Code: 3670
Standard	4		Dwl/Gar/NC% 1.0900

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B/C		4008		C+	OLD/AV	324750	.45	.35	116100
front lot	acres/	effective	depth	depth	actual	effective	extended	value	value	value
	frontage	frontage	factor	factor	rate	rate	value	8940	8940	
		82.00	125	91	120	109				