PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010009.0000 COM
X77 2026

sale

2023	ABURTO RENTALS LLC	2019-03-11
2024	ABURTO RENTALS LLC	2019-03-11
2025	ABURTO RENTALS LLC	2019-03-11
2026	ABURTO RENTALS LLC	2019-03-11 ORIG 81.5 X 125 37
	302 W CARROL ST	8QC
		$0
	KENTON OH 43326	

Eff Rate: – 53.98 — 56.47 — 56.17 — 56.17 — a/r

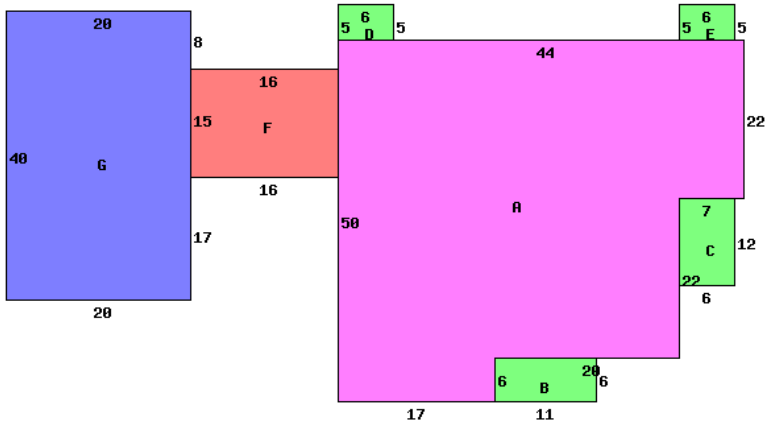
	2023	2024	2025	2026	2026	2027	CAMA
Tax Year							
Prop Cls	401	401	401	401	401	401	401
Acres							
Land100%	8940	8940	8940	8940	8940	10740	10730
Bldg100%	116110	116110	116110	116110	116110	138860	138860
Totl100%	125060t	125060t	125060t	125060t	125060t	149600t	149590t
Cauv100%							
Tax Value:							
Land 35%	3130	3130	3130	3130	3130	3760	3760
Bldg 35%	40640	40640	40640	40640	40640	48600	48600
Totl 35%	43770t	43770t	43770t	43770t	43770t	52360t	52360t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	2362.54	2471.60	2458.68	2458.68			
Sp-Asmnt	22.17	100.28	67.91	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 &	1WD	*	35000	11230	86490
150	1	2015-04-09	M&T BANK	1SH	*	56667	11230	86490
333	1	2013-07-24	GRAVER EVAN M	1QC	*	0	11230	86490
598	2	2004-12-29	WYANDOT HOLDINGS LTD	2QC	*	0	7460	85400
339	1	2004-07-30	GRAVER EVAN	1WD	*	0	7460	85400
536	1	2003-11-25	WYANDOT HOLDING LTD	1WD	*	0	7460	85400
96	1	2003-03-03	GRABER EVAN	1WD		90000	7460	85400
239	1	1994-03-30	BORN RONALD C & RICHARD	1CT	*	0	0	65310

Year	Land	Bldg	Total	Net Tax
2022	2200	31110	33310	1913.70
2021	2200	31110	33310	1927.24

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

			Sq-Ft	Value
Story Height 2				
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 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			
			PUB ALLEY	
Central Heat	A			
FORCED AIR			Neighborhood:	
Plumbing			Code:	4444
Standard	4		Dwl/Gar/NC%	1.2000
			lot/hmsite%	1.2000
			res-ag:lnd%	1.2000
			ag-t:c/p/w%	1.2000
			ag-t:other%	1.2000
			ag:outbldg%	1.2000

	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/C		4008		C+	OLD/AV	388430	.45	.35	138860

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		82.00	125	91	120	109	8940	10730

Call Back: Sign: PSN Date: 2014-11-19 Lister: