

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010011.0000
M21

COM
2025

sale

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

| | |
|--|-----------------------------|
| 2022 CASPER RITA K TRUSTEE | 2010-03-17 |
| 2023 CASPER RITA K TRUSTEE | 2010-03-17 |
| 2024 CASPER RITA K TRUSTEE | 2010-03-17 |
| 2025 BIEDERMAN AIDEN J & 115 N MARKET ST | 2024-11-21 ORIG N PT 65 LSD |
| KENTON OH 43326 | \$67,500 |

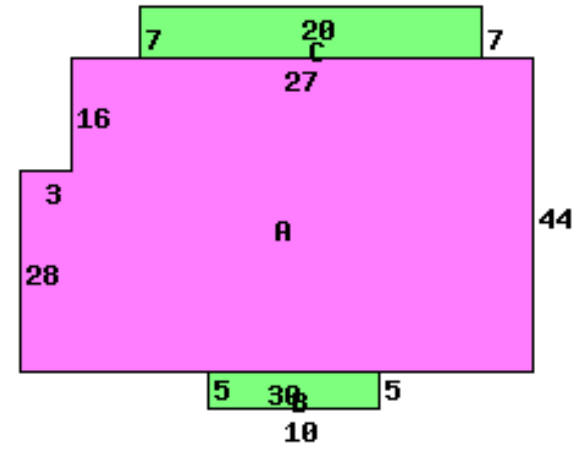
| | | | | | |
|------------|---------|---------|---------|---------|--------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 401 | 401 | 401 | 401 | 401 |
| Acres | 2090 | 2970 | 2970 | 2970 | 2970 |
| Land100% | 53630 | 72370 | 72370 | 72370 | 72380 |
| Bldg100% | 55710t | 75340t | 75340t | 75340t | 75350t |
| Totl100% | | | | | |
| Cauvl00% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 730 | 1040 | 1040 | 1040 | 1040 |
| Bldg 35% | 18770 | 25330 | 25330 | 25330 | 25330 |
| Totl 35% | 19500t | 26370t | 26370t | 26370t | 26370t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 1120.32 | 1423.36 | 1489.06 | 1481.26 | |
| Sp-Asmnt | 75.33 | 75.33 | 85.50 | 85.50 | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
|------|------|------|------|-------|-------|---|-------|
| 2 BA | F | M | | 1272 | | | |
| | STP | P | | 50 | 200 | b | PORCH |
| | OFF | P | | 140 | 4200 | c | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:blgd |
|-------|----|------------|-----------------------|---------------|--------|---------|---------|
| 521 | 1 | 2024-11-21 | BIEDERMAN AIDEN J & | LSD | 67500 | 2970 | 72370 |
| 94 | 5 | 2010-03-17 | CASPER RITA K TRUSTEE | 5QC * | 0 | 6200 | 52830 |
| 1030 | 1 | 1989-12-05 | | 1UN * | 0 | 0 | 39110 |
| 961 | 1 | 1989-11-13 | | 1UN * | 0 | 0 | 39110 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 730 | 18770 | 19500 | 1128.24 |
| 2020 | 730 | 18770 | 19500 | 1008.58 |

| project | ben acres | / % | factor |
|-------------------------------|-----------|-----|--------|
| 902 MAIN DISTRICT CONSERVANCY | | | |
| 500 HARDIN COUNTY LANDFILL | | | |



115 N MARKET ST 43326

| Occupancy 1 Single Family | | *DWELLING COMPUTATIONS | |
|---------------------------|------------|------------------------|--------------------------|
| Story Height | 2 | Sq-Ft | Value |
| Floor Level | Main | FRAME | 1272 105160 |
| | Full Upper | FRAME | 1272 63170 |
| | Qtr Story | FRAME | 1272 4780 |
| | Basement | | 1256 23250 |
| | Subtotal | | 196360 |
| Shingle | Roof | HIP | |
| | B 1 2 U A | | |
| Plaster/Drywall | X X | 3 / | Extra Living Units 10500 |
| Unfinished Wall | X | | Plumbing 10500 |
| Floor/Pine | X X | | Extra Features 4400 |
| Floor/Tile-Lino | X X | | Total Value 221760 |
| Number of Rooms | 6 | | |
| Bedrooms | 2 2 | | PUB ALLEY |
| Central Heat | A | | Neighborhood: 3670 |
| | | | Code: 1.0900 |
| Floor/Wall | X | | Dwl/Gar/NC% |
| Plumbing | | | |
| Standard | 4 | | |

| Bldg Type | SHB+Cons | DixHt | Unit | Blt/Renov | Replace | Phy | Fnc | True |
|------------|----------|-----------|-------|-----------|-----------|----------|-------|-------|
| 1 DWELLING | 2 BAF | FtxFt | Area | Grade | Cond | Value | Dpr | Dpr |
| | | 2544 | | C | OLD/FR | 226200 | .60 | .20 |
| | acres/ | effective | depth | actual | effective | extended | value | true |
| front lot | frontage | frontage | depth | rate | rate | value | value | value |
| | | 33.00 | 85 | 75 | 120 | 90 | 2970 | 2970 |

Call Back:

Sign: PSN Date: 2014-12-01 Lister:

36-010011.0000-v082020R