PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010025.0000 RES
U47 2026

## sale

2023 VAN HOOSE DOUGLAS & J
2024 VAN HOOSE DOUGLAS & J
2025 VAN HOOSE DOUGLAS & J
2026 VAN HOOSE DOUGLAS & JOY ORIG PT 33 FT 141
228 S MARKET ST
$0
KENTON OH 43326

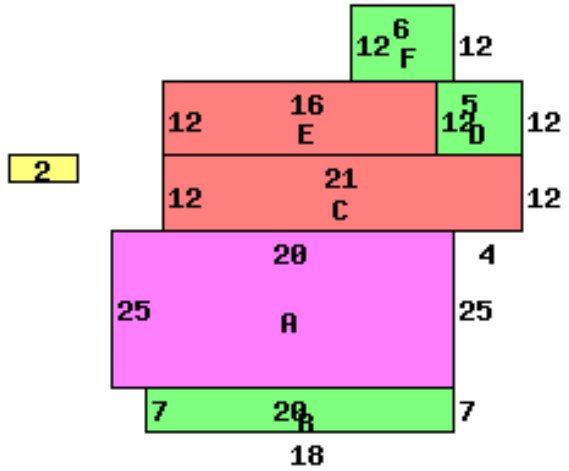
Eff Rate:- 44.66 — 47.03 — 46.74 — 46.74 — a/r

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 2940 | 2940 | 2940 | 2940 | | 2940 | 3370 | 3370 |
| Bldg100% | 29770 | 29770 | 29770 | 29770 | | 29770 | 40970 | 40960 |
| Totl100% | 32710t | 32710t | 32710t | 32710t | | 32710t | 44340t | 44330t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 1030 | 1030 | 1030 | 1030 | | 1030 | 1180 | 1180 |
| Bldg 35% | 10420 | 10420 | 10420 | 10420 | | 10420 | 14340 | 14340 |
| Totl 35% | 11450t | 11450t | 11450t | 11450t | | 11450t | 15520t | 15520t |
| Hmstd35% | 11450 | 11450 | 11450 | 11450 | | 11450 | 15520 | |
| Owner Oc | 10.14 | 10.12 | 10.10 | 10.10 | 10.10 | hmstd 1030 l 10420 b | | |
| Hmstd RB | 368.96 | 417.58 | 429.66 | 429.66 | 429.66 | | | |
| Net Tax | 91.68 | 70.34 | 55.00 | 55.00 | 55.00 | | | |
| Sp-Asmnt | 20.71 | 27.60 | 27.60 | 27.60 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1T | F/C | M | | 500 | | a | *MAIN |
| | OFP | P | | 126 | 3780 | b | PORCH |
| 1 | F/C | A | | 252 | | c | ADDTN |
| | EFP | P | | 60 | 2400 | d | PORCH |
| 1 | F/C | A | | 192 | | e | ADDTN |
| | DK | P | | 72 | 1080 | f | PORCH |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 720 | 10790 | 11510 | 126.30 |
| 2021 | 720 | 10790 | 11510 | 126.74 |

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




228 S MARKET ST 43326

Occupancy 1 Single Family

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1T | | | | |
| Floor Level | Main | FRAME | 944 | 103390 |
| | Part Upper | FRAME | 500 | 32130 |
| | Subtotal | | | 135520 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | D D | Extra Features | 7260 |
| Panelled Wall | X | Total Value | 142780 |
| Floor/Pine | X X | | |
| Floor/Carpet | X | PUB ALLEY | |
| Number of Rooms | 3 2 | | |
| Bedrooms | 1 2 | Neighborhood: | |
| | | Code: | 3670 |
| Central Heat | A | Dwl/Gar/NC% | 1.5000 |
| SPACE GAS | | | |
| Plumbing | | | |
| Standard | 1 | | |

*DWELLING COMPUTATIONS

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | 1T F/C | | 1444 | | C- | OLD/PR | 128500 | .75 | .15 | 40960 |
| 2 | Shed | *NV M 0 | 8X8 | 64 | | | 1971 | 0 | | | 0 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | | 33.00 | 83 | 74 | 138 | 102 | 3370 | 3370 |

Call Back: Sign: PSN Date: 2015-01-20 Lister:

36-010025.0000-v082020R