

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-010054.0000  
X71

RES  
2025

sale

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

|                              |                                      |
|------------------------------|--------------------------------------|
| 2022 WRIGHT CHARLES D & RO   | 1996-08-13                           |
| 2023 WRIGHT CHARLES D & RO   | 1996-08-13                           |
| 2024 WRIGHT CHARLES D & RO   | 1996-08-13                           |
| 2025 WRIGHT CHARLES D & ROBI | 1996-08-13 ORIG S PT 40 ALL 41 40-41 |
| 209 N DETROIT ST             | LWD                                  |
| KENTON OH 43326              | \$83,000                             |

|            |         |         |         |         |         |
|------------|---------|---------|---------|---------|---------|
| Tax Year   | 2022    | 2023    | 2024    | 2025    | CAMA    |
| Prop Cls   | 510     | 510     | 510     | 510     | 510     |
| Acres      |         |         |         |         |         |
| Land100%   | 13110   | 14970   | 14970   | 14970   | 14960   |
| Bldg100%   | 114910  | 112510  | 112510  | 112510  | 112500  |
| Totl100%   | 128030t | 127490t | 127490t | 127490t | 127460t |
| Cauv100%   |         |         |         |         |         |
| Tax Value: |         |         |         |         |         |
| Land 35%   | 4590    | 5240    | 5240    | 5240    | 5240    |
| Bldg 35%   | 40220   | 39380   | 39380   | 39380   | 39380   |
| Totl 35%   | 44810t  | 44620t  | 44620t  | 44620t  | 44610t  |
| Hmstd35%   |         |         |         |         |         |
| Owner Oc   | 43.46   | 39.48   | 39.44   | 39.34   |         |
| Hmstd RB   |         |         |         |         |         |
| Net Tax    | 2049.78 | 1795.14 | 1901.42 | 1888.72 |         |
| Sp-Asmnt   | 24.70   | 24.70   | 35.35   | 35.35   |         |

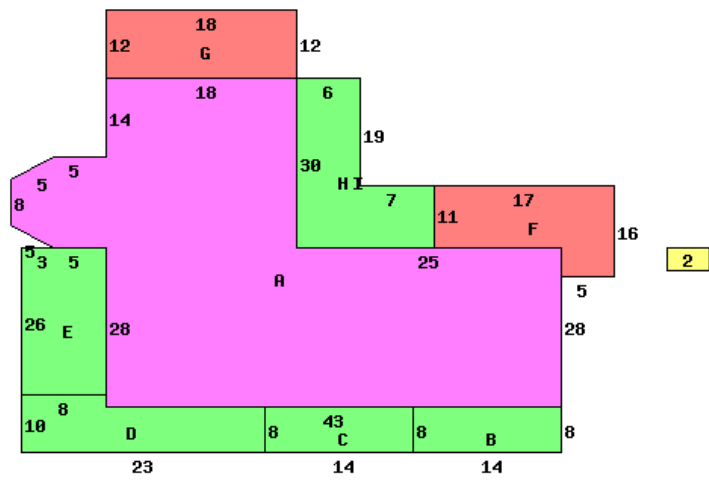
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
|------|------|------|------|-------|-------|---|-------|
| 2 BA | B    | M    |      | 1872  |       |   |       |
|      | STP  | P    |      | 112   | 450   | b | PORCH |
|      | OFF  | P    |      | 112   | 3360  | c | PORCH |
|      | STP  | P    |      | 200   | 800   | d | PORCH |
|      | EFP  | P    |      | 208   | 8320  | e | PORCH |
| 2 B  | F    | A    |      | 212   |       | f | ADDTN |
| 2 B  | B    | A    |      | 216   |       | g | ADDTN |
|      | OFF2 | P    |      | 257   | 7710  | h | PORCH |
|      | OFF  | P    |      | 257   | 7710  | i | PORCH |

#: 55 L/W  
360100550000

| Sale# | #p | sale date  | To                       | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| 496   | 1  | 1996-08-13 | WRIGHT CHARLES D & ROBIN | LWD           | 83000  | 18310   | 45800   |
| 891   | 1  | 1990-11-02 |                          | LUN *         | 65000  | 0       | 41910   |
| 348   | 0  | 1987-05-06 |                          |               | 0      | 0       | 58200   |

| Year | Land | Bldg  | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 4590 | 40220 | 44810 | 2057.38 |
| 2020 | 4590 | 40220 | 44810 | 1780.96 |

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



209 N DETROIT ST 43326

| Occupancy 1 Single Family |            | *DWELLING COMPUTATIONS |             |
|---------------------------|------------|------------------------|-------------|
| Story Height              | 2          | Sq-Ft                  | Value       |
| Floor Level               | Main       | BRICK                  | 2300 168750 |
|                           | Full Upper | BRICK                  | 2300 101250 |
|                           | Qtr Story  | BRICK                  | 1872 6890   |
|                           | Basement   |                        | 2104 38780  |
|                           | Subtotal   |                        | 315670      |
| Shingle                   | Roof       | HIP                    |             |
|                           | B 1 2 U A  |                        |             |
| Plaster/Drywall           | X X        | Plumbing               | 3500        |
| Unfinished Wall           | X          | Extra Features         | 28350       |
| Floor/Hardwood            | X X        | Total Value            | 347520      |
| Floor/Tile-Lino           | X X        |                        |             |
| Number of Rooms           | 1 5 5      | PUB ALLEY              |             |
| Bedrooms                  | 5          |                        |             |
| Central Heat              | A          | Neighborhood:          |             |
| HOT WATER                 |            | Code:                  | 3720        |
| Plumbing                  |            | Dwl/Gar/NC%            | .9600       |
| Standard                  | 1          |                        |             |
| Extra 3 Fixture           | 1          |                        |             |
| Extra 2 Fixture           | 1          |                        |             |

| Bldg Type  | SHB+Cons        | DixHt              | Unit  | Blt/Renov     | Replace        | Phy Dpr        | Fnc Dpr    | True Value |
|------------|-----------------|--------------------|-------|---------------|----------------|----------------|------------|------------|
| 1 DWELLING | 2 B B           |                    |       | B-            | 1850FR         | .65            | .20        | 112100     |
| 2 Garage   | *SHOP 0         | 20X32              | 640   | OLD/          | 400            |                |            | 400        |
| front lot  | acres/ frontage | effective frontage | depth | actual factor | effective rate | extended value | true value | Shape / Si |
|            | 117.6900        | 118.00             | 132   | 94            | 180            | 19940          | 14960      |            |

Call Back:

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

36-010054.0000-v082020R