

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010099.0000
X61

COM
2025

sale

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

2022 SANDPIE PROPERTIES LL	2016-02-26
2023 SANDPIE PROPERTIES LL	2016-02-26
2024 SANDPIE PROPERTIES LL	2016-02-26
2025 SANDPIE PROPERTIES LLC	2016-02-26
215 & 215 1/2 N MAIN ST	2016-02-26 ORIG N PT 44
	LWD
	\$30,000
KENTON OH 43326	

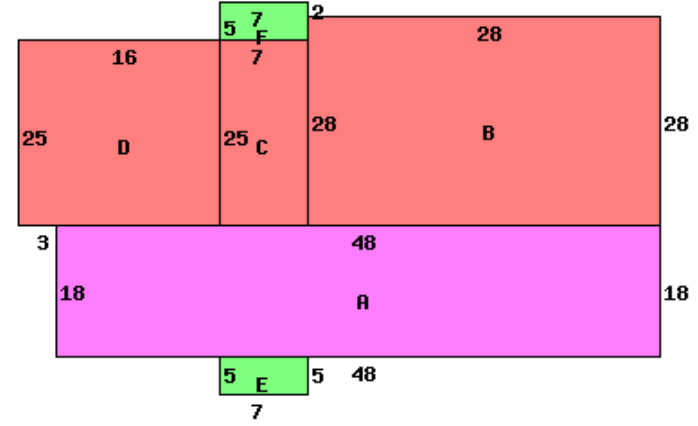
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	401	401	401	401	401
Acres					
Land100%	7710	8800	8800	8800	8790
Bldg100%	57030	84970	84970	84970	84980
Totl100%	64740t	93770t	93770t	93770t	93770t
Cauvl00%					
Tax Value:					
Land 35%	2700	3080	3080	3080	3080
Bldg 35%	19960	29740	29740	29740	29740
Totl 35%	22660t	32820t	32820t	32820t	32820t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1301.86	1771.50	1853.28	1843.60	
Sp-Asmnt	338.71	323.17	86.16	86.16	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		864			
1	A	F/C	A	784		b	ADDTN
1	F/C	A		175		c	ADDTN
1H	F/C	A		400		d	ADDTN
	OFF	P		35	1050	e	PORCH
	OFF	P		35	1050	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
53	1	2016-02-26	SANDPIE PROPERTIES LLC	LWD *	30000	14660	67630
468	1	2002-09-04	MCKINNISS PATRICK & AGNE	LWD	95000	9770	63660
48	2	2000-01-31	M TWO D TWO PROPERTIES L	2QC *	0	9770	63660
7	2	1999-01-08	LOTZ DAVID M & DOUGLAS B	2WD	90900	9800	44000
371	1	1990-05-11		LWD	48000	0	48800

Year	Land	Bldg	Total	Net Tax
2021	2700	19960	22660	1311.06
2020	2700	19960	22660	1172.04

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



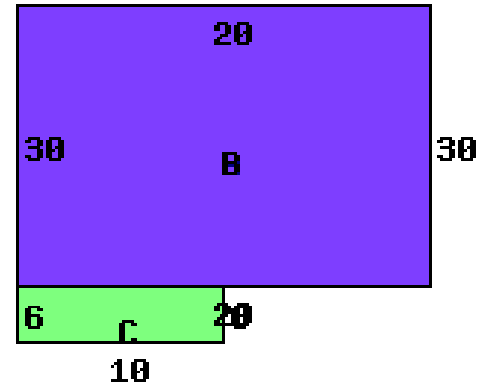
215 & 215 1/2 N MAIN ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	
Main	FRAME 2223 148830
Full Upper	FRAME 864 58990
Part Upper	FRAME 400 22630
Qtr Story	FRAME 784 3130
Subtotal	233580
Shingle	Roof HIP
B 1 2 U A	
Plaster/Drywall	X X 2 / Extra Living Units 7000
Panelled Wall	X Air Conditioning 6200
Unfinished Wall	X Plumbing 7000
Floor/Pine	X X Extra Features 2100
Floor/Carpet	X X Total Value 255880
Floor/Tile-Lino	X
Number of Rooms	1 1 9 PUB ALLEY
Bedrooms	4 3
Central Heat	A Neighborhood:
FORCED AIR	Code: 3720
Central A/C	A Dwl/Gar/NC% .9600
Plumbing	
Standard	3

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	2 F/C	FtxFt	Area Rate	Grade	Cond Value	Dpr Dpr	Value
			3487	C	1900FR 235410	.70	70620
front lot	acres/	effective	depth	depth	actual	extended	true
	frontage	frontage	factor	factor	rate	value	value
		52.00	132	94	180	169	8790
							8790

CAMA / Cont: 1

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		600		a	*MAIN
	F2	G		600	14400	b	GRAGE
	DK	P		60	900	c	PORCH



215 & 215 1/2 N MAIN ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
		Sq-Ft	Value
Story Height	1		
Floor Level	Main	600	82280
	Subtotal		82280
Shingle	Roof		
	B 1 2 U A		
Plaster/Drywall	X		
Floor/Carpet	X		
Number of Rooms	4		
Bedrooms	2		
Central Heat	A		
ELECTRIC			
Plumbing			
Standard	1		
		Garages and Carports	14400
		Extra Features	900
		Total Value	97580

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
2 DWELLING	1 F	FtxFt		Rate		Cond	Value	Dpr	Dpr	Value
			600		D	1900FR	71820	.80		14360

Call Back: - - - - Sign: Date: Lister: 36-010099.0000-v082020R