PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010166.0000 COM
P52 2026

sale

2023 NEEDLER ABK LLC	2006-05-24	
2024 NEEDLER ABK LLC	2006-05-24	
2025 NEEDLER ABK LLC	2006-05-24	
2026 NEEDLER ABK LLC	2006-05-24	ORIG LOT 180
DECATUR	4WD	
	$1,050,000	

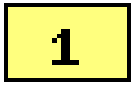
Eff Rate:– 53.98 — 56.47 — 56.17 — 56.17 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	456	456	456	456	456	456	456
Acres							
Land100%	21830	21830	21830	21830	21830	26200	26200
Bldg100%	4110	4110	4110	4110	4110	4940	4930
Totl100%	25940t	25940t	25940t	25940t	25940t	31140t	31130t
Cauv100%							
Tax Value:							
Land 35%	7640	7640	7640	7640	7640	9170	9170
Bldg 35%	1440	1440	1440	1440	1440	1730	1730
Totl 35%	9080t	9080t	9080t	9080t	9080t	10900t	10900t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	490.12	512.74	510.06	510.06			
Sp-Asmnt	2.57	8.80	8.80	8.80			

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
316	4	2006-05-24	NEEDLER ABK LLC	4WD	1050000	17430	3970
848	0	1987-10-02		*	147500	0	19710

Year	Land	Bldg	Total	Net Tax
2022	6900	1050	7950	456.74
2021	6900	1050	7950	459.98

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			



E DECATUR ST

PUB ALLEY

Neighborhood:	
Code:	4444
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	Paving			13695	1.80	C	1965AV	20540	.80		4930

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		83.00	165	105	250	263	21830	26200

Call Back: Sign: PSN Date: 2015-01-13 Lister: 36-010166.0000-v082020R