

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010166.0000
P52

COM
2025

sale

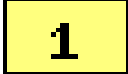
| | |
|----------------------|-------------------------|
| 2022 NEEDLER ABK LLC | 2006-05-24 |
| 2023 NEEDLER ABK LLC | 2006-05-24 |
| 2024 NEEDLER ABK LLC | 2006-05-24 |
| 2025 NEEDLER ABK LLC | 2006-05-24 ORIG LOT 180 |
| DECATUR | 4WD |
| | \$1,050,000 |

| | | | | | |
|------------|--------|--------|--------|--------|--------|
| Eff Rate:- | 57.45 | 53.98 | 56.47 | 56.17 | a/r |
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 456 | 456 | 456 | 456 | 456 |
| Acres | | | | | |
| Land100% | 19710 | 21830 | 21830 | 21830 | 21830 |
| Bldg100% | 3000 | 4110 | 4110 | 4110 | 4110 |
| Totl100% | 22710t | 25940t | 25940t | 25940t | 25940t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 6900 | 7640 | 7640 | 7640 | 7640 |
| Bldg 35% | 1050 | 1440 | 1440 | 1440 | 1440 |
| Totl 35% | 7950t | 9080t | 9080t | 9080t | 9080t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 456.74 | 490.12 | 512.74 | 510.06 | |
| Sp-Asmnt | 2.57 | 2.57 | 8.80 | 8.80 | |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:blgd |
|-------|----|------------|-----------------|---------------|---------|---------|---------|
| 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 |
|------|------|------|-------|---------|
| 2021 | 6900 | 1050 | 7950 | 459.98 |
| 2020 | 6900 | 1050 | 7950 | 411.20 |

| Project | ben acres | / | % | factor |
|-------------------------------|-----------|---|---|---------|
| 902 MAIN DISTRICT CONSERVANCY | | | | XA/2025 |



E DECATUR ST

| |
|--------------------|
| PUB ALLEY |
| Neighborhood: 3620 |
| Code: 3620 |
| Dwl/Gar/NC% 1.1200 |

| Bldg Type | SHB+Cons | DixHt | Area | Unit | Grade | Blt/Renov | Replace | Phy | Fnc | True |
|-----------|----------|----------|-----------|-------|-------|-----------|-----------|----------|-----|-------|
| 1 Paving | | FtxFt | 13695 | Rate | 1.50 | Cond | Value | Dpr | Dpr | Value |
| | | | effective | depth | depth | actual | effective | extended | | true |
| front lot | acres/ | frontage | 83.00 | 165 | 105 | rate | rate | value | | value |
| | | | | | | 250 | 263 | 21830 | | 21830 |