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 | | | |

1

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