

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010169.0000
P49

RES
2025

sale

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

| | |
|-------------------|------------------------|
| 2022 COWEN DREW K | 2018-05-15 |
| 2023 COWEN DREW K | 2018-05-15 |
| 2024 COWEN DREW K | 2018-05-15 |
| 2025 COWEN DREW K | 2018-05-15 |
| 2025 COWEN DREW K | 2018-05-15 ORIG PT 168 |
| 307 S WAYNE ST | LWD |
| KENTON OH 43326 | \$25,000 |

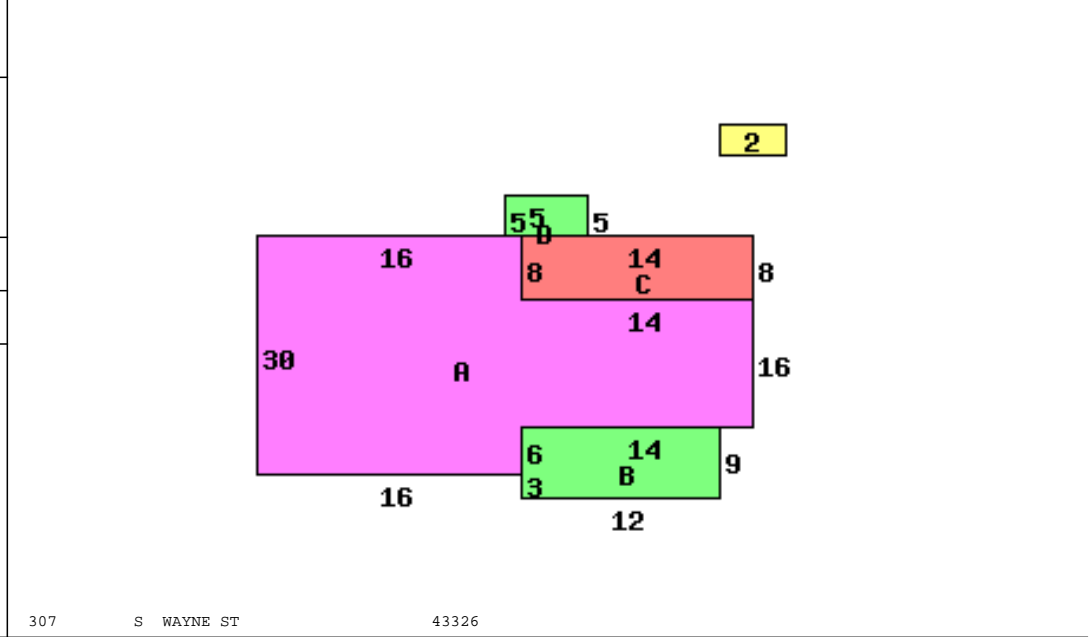
| | | | | | | |
|------------|--------|--------|--------|--------|--------|--------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | | |
| Land100% | 3170 | 3660 | 3660 | 3660 | 3660 | 3650 |
| Bldg100% | 31430 | 60170 | 60170 | 60170 | 60170 | 60170 |
| Totl100% | 34600t | 63830t | 63830t | 63830t | 63830t | 63820t |
| Cauvl00% | | | | | | |
| Tax Value: | | | | | | |
| Land 35% | 1110 | 1280 | 1280 | 1280 | 1280 | 1280 |
| Bldg 35% | 11000 | 21060 | 21060 | 21060 | 21060 | 21060 |
| Totl 35% | 12110t | 22340t | 22340t | 22340t | 22340t | 22340t |
| Hmstd35% | | | | | | |
| Owner Oc | | | | | | |
| Hmstd RB | | | | | | |
| Net Tax | 565.68 | 918.54 | 971.72 | 965.32 | 965.32 | |
| Sp-Asmnt | 20.74 | 20.74 | 30.90 | 30.90 | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
|------|------|------|------|-------|-------|---|-------|
| 1H | F/C | M | | 704 | | | |
| | OFF | P | | 108 | 3240 | b | PORCH |
| 1 | F/C | A | | 112 | | c | ADDIN |
| | STP | P | | 25 | 100 | d | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| 213 | 1 | 2018-05-15 | COWEN DREW K | LWD | 25000 | 3030 | 25290 |
| 353 | 7 | 2015-09-10 | CMFH LLC | 7WD * | 0 | 4230 | 20060 |
| 194 | 1 | 2008-05-01 | HENSON COREY | LWD * | 5000 | 3170 | 30600 |
| 77 | 1 | 2007-02-26 | WELLS FARGO BANK NA | LSH * | 19000 | 3170 | 30600 |
| 164 | 1 | 2005-03-21 | SHELT JEREMY | LWD | 75000 | 2860 | 28060 |
| 777 | 1 | 2004-11-29 | WEAVER PHILLIP L | LWD | 30650 | 2860 | 28060 |
| 776 | 1 | 2004-11-29 | U S BANK NATIONAL ASSOC | 1DD | 20500 | 2860 | 28060 |
| 246 | 1 | 2002-06-07 | PIPER DAVID E & MERLE AN | 1QC * | 0 | 2890 | 23200 |
| 1027 | 1 | 1992-11-05 | | LWD | 25000 | 0 | 16710 |
| 1010 | 1 | 1991-12-06 | | LWD | 8000 | 0 | 16710 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 1110 | 11000 | 12110 | 567.76 |
| 2020 | 1110 | 11000 | 12110 | 493.16 |

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



| Occupancy 1 Single Family | | | | *DWELLING COMPUTATIONS | |
|---------------------------|------------|----------------|-------|------------------------|--|
| Story Height | 1H | Sq-Ft | Value | | |
| Floor Level | Main | FRAME | 816 | 96680 | |
| | Part Upper | FRAME | 704 | 32640 | |
| | Subtotal | | | 129320 | |
| Shingle | Roof | GABLE | | | |
| | B 1 2 U A | | | | |
| Plaster/Drywall | P P | Extra Features | | 3340 | |
| Floor/Carpet | X X | Total Value | | 132660 | |
| Number of Rooms | 6 2 | | | | |
| Bedrooms | 1 2 | PUB SIDEWALK | | | |
| Central Heat | A | Neighborhood: | | | |
| FORCED AIR | | Code: | | 3620 | |
| Plumbing | | Dwl/Gar/NC% | | 1.1200 | |
| Standard | 1 | | | | |

| Bldg Type | SHB+Cons | DixHt | Unit | Blt/Renov | Replace | Phy | Fnc | True |
|------------|----------|-----------|-------|-----------|-----------|----------|-------|-------|
| 1 DWELLING | LH F/C | FtxFt | Area | Grade | Cond | Value | Dpr | Value |
| 2 Shed | *NV 0 | 12X12 | 1520 | C- | OLD/AV | 119390 | | 60170 |
| | | | 0 | | 1985PR | 0 | | 0 |
| front lot | acres/ | effective | depth | actual | effective | extended | true | |
| | frontage | frontage | depth | factor | rate | value | value | |
| | | 41.00 | 83 | 74 | 120 | 89 | 3650 | 3650 |

Call Back: Sign: PSN Date: 2015-01-13 Lister: 36-010169.0000-v082020R