PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-050013.0000 COM
N43 2026

sale

2023 GOOD BRENT	2014-06-09	
2024 L & K INVESTMENT PROP	2023-01-20	
2025 L & K INVESTMENT PROP	2023-01-20	
2026 L & K INVESTMENT PROPER	2023-01-20	ORIG 63
119 N WAYNE ST	1QC	
	$0	
KENTON OH 43326		

2028 SPARTY 21 PROPERTIES LL	2026-02-03	
119 N WAYNE ST	1QC	
KENTON OH 43326		

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

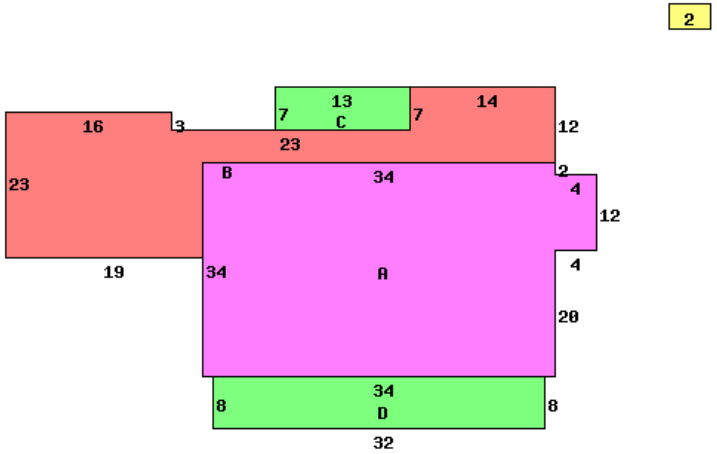
Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	401	401	401	401	401	401	401
Acres							
Land100%	10970	10970	10970	10970	10970	13140	13150
Bldg100%	91940	91940	91940	91940	91940	109290	109280
Totl100%	102910t	102910t	102910t	102910t	102910t	122430t	122430t
Cauv100%							
Tax Value:							
Land 35%	3840	3840	3840	3840	3840	4600	4600
Bldg 35%	32180	32180	32180	32180	32180	38250	38250
Totl 35%	36020t	36020t	36020t	36020t	36020t	42850t	42850t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	1944.22	2033.98	2023.34	2023.34			
Sp-Asmnt	75.62	87.68	87.68	87.68			

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		1204		a	*MAIN
1	F/C	A		696		b	ADDTN
	PAT	P		91	270	c	PORCH
	OFP	P		256	7680	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
36	1	2026-02-03	SPARTY 21 PROPERTIES LLC	1QC *	0	10970	91940
23	1	2023-01-20	L & K INVESTMENT PROPERTI	1QC *	0	8200	63630
235	1	2014-06-09	GOOD BRENT	1WD *	23289	11710	64370
145	1	2014-04-24	DEUTSCHE BANK NATIONAL TR	1SH *	20000	11710	64370
500	1	2005-07-28	MANNS KAREW	1WD	74000	11710	66070
382	1	2002-07-30	NEW HOPE FELLOWSHIP	1WD	70000	11710	55310
220	4	1998-04-24	TACKETT MICHAEL P & REGI	4WD	233000	11710	46400

Year	Land	Bldg	Total	Net Tax
2022	2870	22270	25140	1444.32
2021	2870	22270	25140	1454.56

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



119 N WAYNE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1900	134480
	Full Upper	FRAME	1204	61850
	Subtotal			196330
Metal	Roof	HIP		

	B	1	2	U	A			
Plaster/Drywall		X	X			3 /	Extra Living Units	10500
Floor/Pine		X	X				Plumbing	10500
Floor/Carpet		X	X				Extra Features	7950
Number of Rooms		9	2				Total Value	225280
Bedrooms		4						
							PUB ALLEY	
Central Heat		A						
ELECTRIC							Neighborhood:	
Plumbing							Code:	4444
Standard	4						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	DWELLING	2 F/C		3104		C+	OLD/AV	312240	.65		109280
2	Shed	*PP	8X12	96			2024FR	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		83.00	132	94	140	132	10960	13150

Call Back: Sign: PSN Date: 2014-12-17 Lister: