

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-070005.0000
M28

RES
2025

sale

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

| | |
|----------------------------|--------------------------|
| 2022 DOUGLAS SHANNON | 2020-09-25 |
| 2023 DOUGLAS SHANNON | 2020-09-25 |
| 2024 DOUGLAS SHANNON | 2020-09-25 |
| 2025 DOUGLAS SHANNON | 2020-09-25 ORIG NE PT 53 |
| 217 & 217 1/2 W CARROL S T | LWD |
| KENTON OH 43326 | \$79,900 |

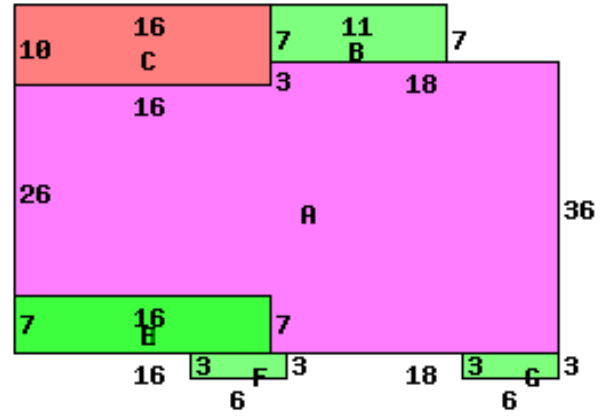
| | | | | | |
|------------|---------|---------|---------|---------|--------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 520 | 520 | 520 | 520 | 520 |
| Acres | | | | | |
| Land100% | 2340 | 3310 | 3310 | 3310 | 3310 |
| Bldg100% | 66770 | 79370 | 79370 | 79370 | 79380 |
| Totl100% | 69110t | 82690t | 82690t | 82690t | 82690t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 820 | 1160 | 1160 | 1160 | 1160 |
| Bldg 35% | 23370 | 27780 | 27780 | 27780 | 27780 |
| Totl 35% | 24190t | 28940t | 28940t | 28940t | 28940t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 1130.00 | 1189.92 | 1258.80 | 1250.52 | |
| Sp-Asmnt | 39.38 | 39.38 | 50.24 | 50.24 | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
|------|------|------|------|-------|-------|---|-------|
| 2 B | F | M | | 1064 | | | |
| | EFP | P | | 77 | 3080 | b | PORCH |
| 1 | F/C | A | | 160 | | c | ADDTN |
| | EFP | P | | 112 | 4480 | d | PORCH |
| | EFP2 | P | | 112 | 4480 | e | PORCH |
| | STP | P | | 18 | 70 | f | PORCH |
| | STP | P | | 18 | 70 | g | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| 430 | 1 | 2020-09-25 | DOUGLAS SHANNON | LWD | 79900 | 2230 | 55170 |
| 395 | 4 | 2007-10-08 | DOLL DON W & DENNIS N ET | 4QC * | 0 | 5800 | 60110 |
| 637 | 1 | 2001-12-03 | DOLL DONALD W & KAY | LWD | 50000 | 5260 | 44370 |
| 239 | 1 | 1994-03-30 | BORN RONALD C & RICHARD | 1CT * | 0 | 0 | 39030 |
| 1013 | 1 | 1988-12-09 | | 1UN * | 0 | 0 | 33110 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 820 | 23370 | 24190 | 1134.12 |
| 2020 | 820 | 23370 | 24190 | 985.06 |

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



217 & 217 1/2 W CARROL ST 43326

| Occupancy 2 Duplex | | *DWELLING COMPUTATIONS | |
|--------------------|------------|------------------------|-------------------------|
| Story Height | 2 | Sq-Ft | Value |
| Floor Level | Main | FRAME | 1224 104800 |
| | Full Upper | FRAME | 1064 61370 |
| | Basement | | 798 14930 |
| | Subtotal | | 181100 |
| Shingle | Roof | HIP | |
| | B 1 2 U A | | |
| Plaster/Drywall | P P | 1 / | Extra Living Units 3500 |
| Unfinished Wall | X | | Fireplaces 2000 |
| Floor/Carpet | X X | | Plumbing 3500 |
| Floor/Tile-Lino | L | | Extra Features 12180 |
| Number of Rooms | 1 6 5 | | Total Value 202280 |
| Bedrooms | 2 2 | | |
| Fireplace | | | PUB ALLEY |
| Openings | 1 | | Neighborhood: |
| Stacks | 1 | | Code: 3670 |
| Central Heat | A | | Dwl/Gar/NC% 1.0900 |
| FORCED AIR | | | |
| Plumbing | | | |
| Standard | 2 | | |

| Bldg Type | SHB+Cons | DixHt | Area | Unit | Grade | Blt/Renov | Replace | Phy | Fnc | True |
|------------|----------|-----------|-------|--------|--------|-----------|----------|-------|-------|-------|
| 1 DWELLING | 2 B F | FtxFt | 2288 | Rate | C | Cond | Value | Dpr | Dpr | Value |
| front lot | 35.5000 | effective | 36.00 | depth | actual | effective | extended | value | value | value |
| | | frontage | | factor | rate | rate | value | | | |
| | | depth | 90 | 77 | 120 | 92 | 3310 | | | 3310 |

Call Back:

Sign: PSN Date: 2014-12-01 Lister:

36-070005.0000-v082020R