PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-100025.0000 COM
GG12 2026

sale

2023 PEACOCK TIMOTHY H TRU	2011-07-26	
2024 PEACOCK TIMOTHY H TRU	2011-07-26	
2025 PEACOCK TIMOTHY H TRU	2011-07-26	
2026 PEACOCK TIMOTHY H TRUST	2011-07-26	LETSONS SHANAFELTS 12-14
430 S MAIN ST	1QC	
	$0	
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	420	420	420	420	420	420	420
Acres							
Land100%	38060	38060	38060	38060	38060	45690	45690
Bldg100%	49370	49370	49370	49370	49370	59230	59230
Totl100%	87430t	87430t	87430t	87430t	87430t	104910t	104920t
Cauv100%							
Tax Value:							
Land 35%	13320	13320	13320	13320	13320	15990	15990
Bldg 35%	17280	17280	17280	17280	17280	20730	20730
Totl 35%	30600t	30600t	30600t	30600t	30600t	36720t	36720t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	1651.68	1727.92	1718.88	1718.88			
Sp-Asmnt	248.09	255.50	255.50	255.50			

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Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
299	1	2011-07-26	PEACOCK TIMOTHY H TRUSTEE	1QC *	0	31740	48910
150	1	2006-03-15	PEACOCK TIMOTHY H	1SD	111000	31740	48910
415	1	2001-09-10	COLE TIMOTHY O & TARA L	1QC *	0	31740	55890
1031	10	1995-10-24	BKP AMBULANCE DISTRICT	1QC *	0	22200	47000

Year	Land	Bldg	Total	Net Tax
2022	9330	18220	27550	1582.80
2021	9330	18220	27550	1593.98

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

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430 S MAIN ST 43326

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	OFF/STOR			4114	46.82	C	1934VG	160530	.70		57790
2	Paving			4000	1.80	C	1960AV	6000	.80		1440

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		98.00	132	94	300	282	27640	33170
front lot		37.00	132	94	300	282	10430	12520

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

Call Back: Sign: PSN Date: 2014-11-18 Lister: 36-100025.0000-v082020R