

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110064.0000
BB44

RES
2025

sale

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

| | | | |
|------|-------------------|------------|----------------|
| 2022 | ELLCESSOR DANIEL | 2019-05-16 | |
| 2023 | ELLCESSOR DANIEL | 2019-05-16 | |
| 2024 | ELLCESSOR DANIEL | 2019-05-16 | |
| 2025 | ELLCESSOR DANIEL | 2019-05-16 | TRACHSEL 1ST 6 |
| | 58 HILLCREST LANE | 1 | |
| | KENTON OH 43326 | \$78,000 | |

| | | | | | |
|------------|---------|---------|---------|---------|--------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | |
| Land100% | 6430 | 9110 | 9110 | 9110 | 9110 |
| Bldg100% | 61630 | 75600 | 75600 | 75600 | 75600 |
| Totl100% | 68060t | 84710t | 84710t | 84710t | 84710t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 2250 | 3190 | 3190 | 3190 | 3190 |
| Bldg 35% | 21570 | 26460 | 26460 | 26460 | 26460 |
| Totl 35% | 23820t | 29650t | 29650t | 29650t | 29650t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | 1112.70 | 1219.10 | 1289.70 | 1281.18 | |
| Net Tax | | | | | |
| Sp-Asmnt | 21.40 | 21.40 | 32.61 | 32.61 | |

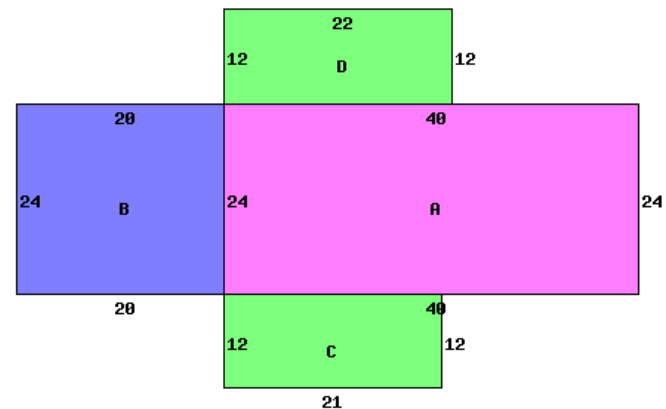
| | | | | | | | |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 1 | F/C | M | | 960 | | | |
| | F2 | G | | 480 | 11520 | b | GRAGE |
| | OP | P | | 252 | 7560 | c | PORCH |
| | PAT | P | | 264 | 790 | d | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| 196 | 1 | 2019-05-16 | ELLCESSOR DANIEL | 1 | 78000 | 6110 | 51030 |
| 16 | 1 | 2017-03-24 | RAMIREZ VICKI J | LWD | 78000 | 7340 | 50800 |
| 360 | 1 | 2007-07-16 | MAXWELL MICHELLE | LWD | 33900 | 7170 | 32910 |
| 259 | 1 | 2007-07-16 | LIQUIDATION PROPERTIES I | LWD * | | 7170 | 32910 |
| 194 | 1 | 2007-04-26 | AMERIQUEST FUNDING II | LSH | 38000 | 7170 | 32910 |
| 417 | 1 | 2004-07-15 | FOGLE RANDY & CONNIE | LWD | 33650 | 6540 | 21600 |
| 304 | 1 | 2000-07-21 | CRITCHFIELD JUSTIN G | LQC * | 0 | 6540 | 17830 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 2250 | 21570 | 23820 | 1116.78 |
| 2020 | 2250 | 21570 | 23820 | 970.00 |

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

2



58 HILLCREST LN 43326

| | | |
|---------------------------|------------------------|----------------------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS | |
| Story Height 1 | Sq-Ft | Value |
| Floor Level | Main | FRAME 960 100780 |
| Shingle | Subtotal | 100780 |
| | Roof | HIP |
| Plaster/Drywall | B 1 2 U A | |
| Floor/Pine | P | Air Conditioning 1670 |
| Floor/Carpet | X | Garages and Carports 11520 |
| Number of Rooms | X | Extra Features 8350 |
| Bedrooms | 6 | Total Value 122320 |
| | 3 | |
| Central Heat | A | PUB PAVED ST/RD |
| FORCED AIR | | |
| Central A/C | A | Neighborhood: |
| Plumbing | | Code: 3670 |
| Standard | 1 | Dwl/Gar/NC% 1.0900 |

| Bldg Type | SHB+Cons | DixHt | Unit | Blt/Renov | Replace | Phy | Fnc | True |
|------------|----------|-----------|-------|-----------|-----------|----------|-------|-------|
| 1 DWELLING | 1 F/C | | | Grade | Cond | Dpr | Dpr | Value |
| 2 Shed | *PP M | 8X10 | 80 | C- | 1960GD | 110090 | | 75600 |
| | | | | | 2014AV | 0 | | 0 |
| front lot | acres/ | effective | depth | actual | effective | extended | true | |
| | frontage | frontage | depth | factor | rate | value | value | |
| | 68.0000 | 68.00 | 197 | 112 | 120 | 134 | 9110 | 9110 |