

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110066.0000
BB41

RES
2025

sale

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

2022 BAUM RICHARD JR & KEL	2019-11-22	
2023 BAUM RICHARD JR & KEL	2019-11-22	
2024 BAUM RICHARD JR & KEL	2019-11-22	
2025 BAUM RICHARD A JR & KEL	2024-08-07	TRACHSEL 1ST 9
76 HILLCREST LN	1AF	
KENTON OH 43326	\$0	

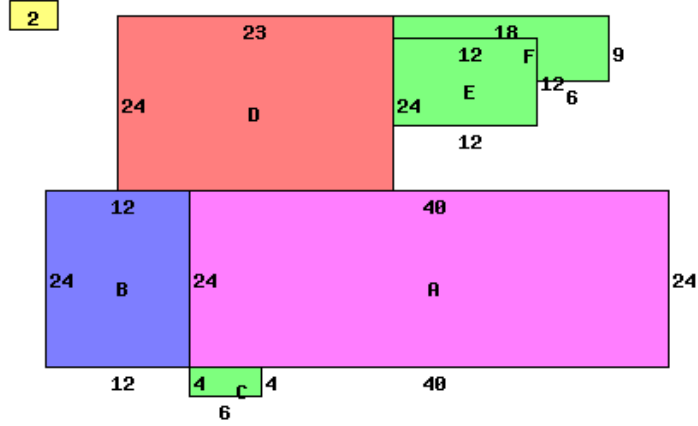
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	6140	8710	8710	8710	8710
Land100%	84260	105310	105310	105310	105310
Bldg100%	90400t	114030t	114030t	114030t	114020t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	2150	3050	3050	3050	3050
Bldg 35%	29490	36860	36860	36860	36860
Totl 35%	31640t	39910t	39910t	39910t	39910t
Hmstd35%	28990	37270	37270	37270	
Owner Oc	28.12	32.98	32.94	32.86	hmstd 3050 1 34220 b
Hmstd RB	400.22	368.96	417.58	429.66	
Net Tax	1049.68	1239.02	1285.46	1262.00	
Sp-Asmnt	21.77	21.77	35.59	35.59	

SHB+ 1 B	CONS F	TYPE M	FACT G	SQ-FT 960	VALUE 6910	a *MAIN
	F	G		288	100	b GRAGE
	STP	P		24		c PORCH
1	F/C	A		552		d ADDTN
	OFF	P		144	4320	e PORCH
	DK	P		90	1350	f PORCH

Sale# 370	#p 1	sale date 2024-08-07	To BAUM RICHARD A JR & KELLI	Type/Invalid? 1AF *	Sale\$ 0	co:land 8710	co:blgd 105310
453	1	2019-11-22	BAUM RICHARD JR & KELLIE	1QC *	0	5860	66490

Year	Land	Bldg	Total	Net Tax
2021	2150	29490	31640	1053.56
2020	2150	29490	31640	912.36

Project: 902 MAIN DISTRICT CONSERVANCY XA/2025
500 HARDIN COUNTY LANDFILL XA/2025



76 HILLCREST LN 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1512	119420
Main	960	17900
Basement		137320
Subtotal		
Metal Roof		
B 1 2 U A		
Plaster/Drywall	P	Air Conditioning 2570
Panelled Wall	X	Plumbing 2100
Unfinished Wall	X	Garages and Carports 6910
Floor/Hardwood	X	Extra Features 5770
Floor/Carpet	X	Total Value 154670
Floor/Tile-Lino	X	
Number of Rooms	1 7	PUB PAVED ST/RD
Bedrooms	4	
Central Heat	A	Neighborhood:
FORCED AIR		Code: 3670
Central A/C	A	Dwl/Gar/NC% 1.0900
Plumbing		
Standard	1	
Extra 3 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B F	24X24	1512	C	1960AV	.42		97780
2 Garage	F		576	C	2006AV	.50		7530
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value	
	65.0000	65.00	197	112	120	134	8710	8710