

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-110070.0000  
BB46

RES  
2025

sale

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

2022 MCGRATH SHAD	2021-01-21	
2023 MCGRATH SHAD	2021-01-21	
2024 MCGRATH SHAD	2021-01-21	
2025 MCGRATH SHAD	2021-01-21	TRACHSEL 1ST ADDN 4
46 HILLCREST LN		LWD
KENTON OH 43326		\$120,000

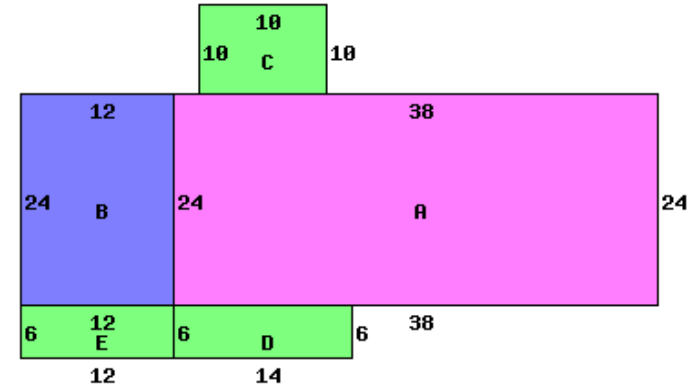
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	6430	9110	9110	9110	9110
Bldg100%	86570	101260	101260	101260	101260
Totl100%	93000t	110370t	110370t	110370t	110370t
Cauvl00%					
Tax Value:					
Land 35%	2250	3190	3190	3190	3190
Bldg 35%	30300	35440	35440	35440	35440
Totl 35%	32550t	38630t	38630t	38630t	38630t
Hmstd35%					
Owner Oc	31.58	34.18	34.16	34.06	
Hmstd RB					
Net Tax	1488.96	1554.16	1646.14	1635.16	
Sp-Asmnt	21.89	21.89	35.22	35.22	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
1 B	F	M		912		a *MAIN
	F	G		288	6910	b GRAGE
	WDD	P		100	1500	c PORCH
	OFF	P		84	2520	d PORCH
	RFX	P		72	720	e PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
19	1	2021-01-21	MCGRATH SHAD	LWD	120000	6430	86570
436	1	2016-09-27	CRIST BROCK A	LWD	87000	7340	61230
394	1	2004-09-01	MCCULLOUGH RICK L & LAUR	ISD *	0	6540	59460
327	0	1988-05-09			0	0	40630

Year	Land	Bldg	Total	Net Tax
2021	2250	30300	32550	1494.50
2020	2250	30300	32550	1293.70

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



46 HILLCREST LN 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	Main	FRAME 912 99880
	Basement	912 17030
	Subtotal	116910
Shingle	Roof	GABLE
B 1 2 U A		
Plaster/Drywall	D	684 sq ft Basement Finish 7490
Panelled Wall	X	Air Conditioning 1570
Floor/Carpet	X	Garages and Carports 6910
Floor/Tile-Lino	L T	Extra Features 4740
Number of Rooms	2 5	Total Value 137620
Bedrooms	3	
PUB PAVED ST/RD		
Central Heat	A	Neighborhood:
FORCED AIR		Code: 3670
Central A/C	A	Dwl/Gar/NC% 1.0900
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 B F	FtxFt	Area	Grade	Value	Dpr Dpr	Value
			1596	C-	1965VG	123860	101260
	acres/	effective	depth	depth	actual	effective	extended
front lot	frontage	frontage	depth	factor	rate	rate	value
	68.0000	68.00	197	112	120	134	9110
							9110