PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110070.0000 RES
BB46 2026

## sale

| | | |
|---|---|---|
| 2023 MCGRATH SHAD | 2021-01-21 | |
| 2024 MCGRATH SHAD | 2021-01-21 | |
| 2025 MCGRATH SHAD | 2021-01-21 | |
| 2026 MCGRATH SHAD | 2021-01-21 | TRACHSEL 1ST ADDN 4 |
| 46 HILLCREST LN | 1WD | |
| | $120,000 | |
| KENTON OH 43326 | | |

## Eff Rate: – 44.66 — 47.03 — 46.74 — 46.74 — a/r

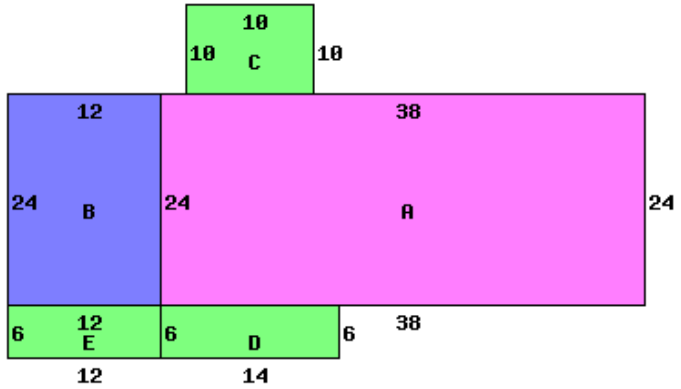
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 9110 | 9110 | 9110 | 9110 | | 9110 | 10540 | 10540 |
| Bldg100% | 101260 | 101260 | 101260 | 101260 | | 101260 | 139340 | 139340 |
| Totl100% | 110370t | 110370t | 110370t | 110370t | | 110370t | 149890t | 149880t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 3190 | 3190 | 3190 | 3190 | | 3190 | 3690 | 3690 |
| Bldg 35% | 35440 | 35440 | 35440 | 35440 | | 35440 | 48770 | 48770 |
| Totl 35% | 38630t | 38630t | 38630t | 38630t | | 38630t | 52460t | 52460t |
| Hmstd35% | | | | | | | | |
| Owner Oc | 34.18 | 34.16 | 34.06 | 34.06 | 34.06 | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1554.16 | 1646.14 | 1635.16 | 1635.16 | 1635.16 | | | |
| Sp-Asmnt | 21.89 | 35.22 | 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 |
| | OFP | P | | 84 | 2520 | d | PORCH |
| | RFX | P | | 72 | 720 | e | PORCH |

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

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 2250 | 30300 | 32550 | 1488.96 |
| 2021 | 2250 | 30300 | 32550 | 1494.50 |

| 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

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| 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 | | | |
| FORCED AIR | | | Neighborhood: | |
| Central A/C | A | | Code: | 3670 |
| Plumbing | | | Dwl/Gar/NC% | 1.5000 |
| Standard | 1 | | | |

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | 1 B F | | 1596 | | C- | 1965VG | 123860 | .25 | | 139340 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 68.0000 | 68.00 | 197 | 112 | 138 | 155 | 10540 | 10540 |

Call Back: Sign: PSN Date: 2015-01-14 Lister: