PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110072.0000 RES
BB45 2026

sale

2023 HILL MICHELLE L & JER	2022-11-03	
2024 HILL MICHELLE L & JER	2022-11-03	
2025 HILL MICHELLE L & JER	2022-11-03	
2026 HILL MICHELLE L & JEREM	2022-11-03	TRACHSEL 1ST ADDN 5
52 HILLCREST LN	1SD	
	$140,000	
KENTON OH 43326		

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

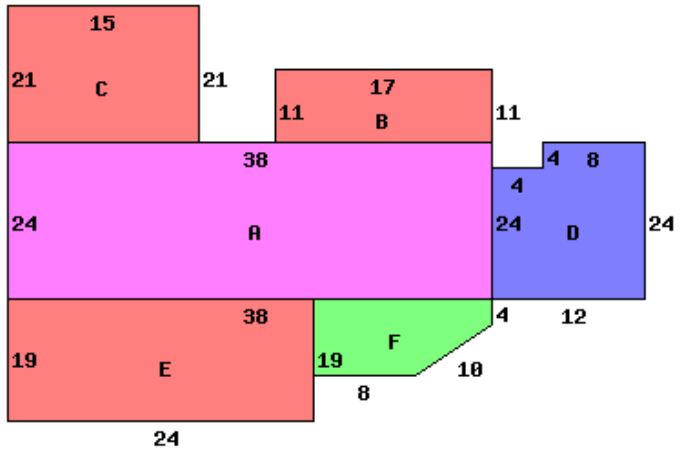
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	8710	8710	8710	8710		8710	10090	10080
Bldg100%	128740	128740	128740	128740		128740	177140	177150
Totl100%	137460t	137460t	137460t	137460t		137460t	187230t	187230t
Cauv100%								
Tax Value:								
Land 35%	3050	3050	3050	3050		3050	3530	3530
Bldg 35%	45060	45060	45060	45060		45060	62000	62000
Totl 35%	48110t	48110t	48110t	48110t		48110t	65530t	65530t
Hmstd35%				48110		48110	48110	
Owner Oc	42.58	42.54	42.42	42.42	42.42	hmstd 3050 l	45060 b	
Hmstd RB								
Net Tax	1935.54	2050.12	2036.44	2036.44	2036.44			
Sp-Asmnt	21.63	37.97	37.97	37.97				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		912		a	*MAIN
1	F	A		187		b	ADDTN
1	F	A		315		c	ADDTN
	F	G		272	6530	d	GRAGE
1	F	A		456		e	ADDTN
	DK	P		144	2160	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
573	1	2022-11-03	HILL MICHELLE L & JEREMY	1SD		140000	6140	74860
257	1	2014-06-17	MIKES RENTALS LLC	1WD		64000	7030	41200
357	1	2009-08-20	MCLANE JEFFREY D & MICHEL	1SD	*	36000	7310	48740
339	1	2009-08-12	HOME SAVINGS & LOAN CO KE	1SH	*	28000	7310	48740
367	0	1988-05-24			*	27000	0	26910
1017	0	1987-12-07			*	0	0	26910

Year	Land	Bldg	Total	Net Tax
2022	2150	26200	28350	1324.32
2021	2150	26200	28350	1329.14

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



52 HILLCREST LN 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1870	132360
	Subtotal			132360
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	Heating	-2190
Floor/Carpet	X	Garages and Carports	6530
Floor/Tile-Lino	T	Extra Features	2160
Number of Rooms	6	Total Value	138860
Bedrooms	3		
		PUB PAVED ST/RD	
Plumbing			
Standard	1	Neighborhood:	
		Code:	3670
		Dwl/Gar/NC%	1.5000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1870		C	1960GD	138860	.37	-.35	177150

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	65.0000	65.00	197	112	138	155	10080	10080

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

36-110072.0000-v082020R