

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-120008.0000
071

RES
2025

sale

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

2022 COULSON MICHAEL E	1999-08-31
2023 COULSON MICHAEL E	1999-08-31
2024 HEILMAN RENTAL PROPER	2023-02-09
2025 HEILMAN RENTAL PROPERTI	2023-02-09 FURNEYS N PT 4
120 S HIGH ST	LWD
KENTON OH 43326	\$155,000

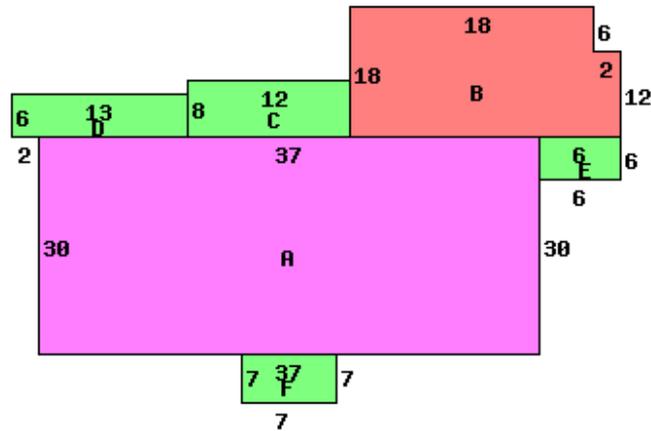
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	530	530	530	530	530
Acres					
Land100%	5710	6540	6540	6540	6550
Bldg100%	79230	113030	113030	113030	113020
Totl100%	84940t	119570t	119570t	119570t	119570t
Cauv100%					
Tax Value:					
Land 35%	2000	2290	2290	2290	2290
Bldg 35%	27730	39560	39560	39560	39560
Totl 35%	29730t	41850t	41850t	41850t	41850t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1388.78	1720.74	1820.36	1808.36	
Sp-Asmnt	75.00	75.00	89.24	89.24	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1110		a	*MAIN
1	F/C	A		348		b	ADDTN
	CVP	P		96	2210	c	PORCH
	FFP/V	P		78	3120	d	PORCH
	OP	P		36	1080	e	PORCH
	OP	P		49	1470	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
56	1	2023-02-09	HEILMAN RENTAL PROPERTIES	LWD	155000	5710	79230
510	1	1999-08-31	COULSON MICHAEL E	LWD	72500	5660	40110
9	1	1996-01-09	ASHBA ROBERT & MARY JEAN	LWD	32500	5710	40110
3010	1	1995-12-05	LLOYD CHARLES	LUN *	0	5710	40110

Year	Land	Bldg	Total	Net Tax
2021	2000	27730	29730	1393.84
2020	2000	27730	29730	1210.68

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



120 S HIGH 43326

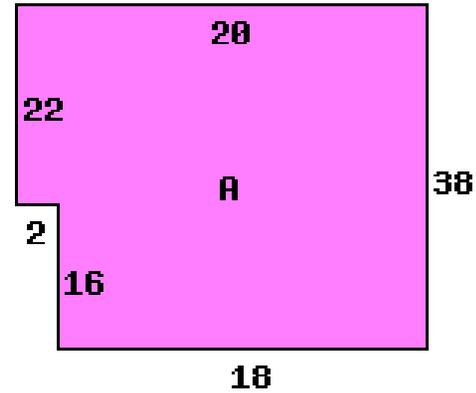
Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	2	Sq-Ft Value
Floor Level	Main	FRAME 1458 114760
	Full Upper	FRAME 1110 61430
	Basement	277 5440
	Subtotal	181630
Shingle	Roof	HIP
	B 1 2 U A	
Plaster/Drywall	X X	2 / Extra Living Units 7000
Unfinished Wall	X	Plumbing 7000
Floor/Pine	X X	Extra Features 7880
Number of Rooms	9 3	Total Value 203510
Bedrooms	4	
Central Heat	A	PUB PAVED ST/RD
FORCED AIR		Neighborhood:
Plumbing		Code: 3620
Standard	3	Dwl/Gar/NC% 1.1200

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	FtxFt	Area	Grade	Cond	Dpr	Dpr	Value
			2568	C	OLD/FR	203510	.65 .20	63820
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	factor	factor	rate	rate	value	value
		58.00	132	94	120	113	6550	6550

Call Back: Sign: PSN Date: 2014-11-21 Lister: Sign: PSN Date: 2014-11-21 Lister:

CAMA / Cont: 1

SHB+ CONS TYPE FACT SQ-FT VALUE
1 F M 728 a *MAIN



120 S HIGH ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	Main	FRAME
	728	91510
	Subtotal	91510
B 1 2 U A		
Plaster/Drywall	D	Total Value
Floor/Carpet	X	91510
Number of Rooms	3	
Bedrooms	1	
Central Heat	A	
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
2 DWELLING	1 F	FtxFt	728	Rate	D	Cond	Value	Dpr	Dpr	Value
						1970AV	73210	.40		49200

Call Back: - - - - Sign: Date: Lister: 36-120008.0000-v082020R