

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 |

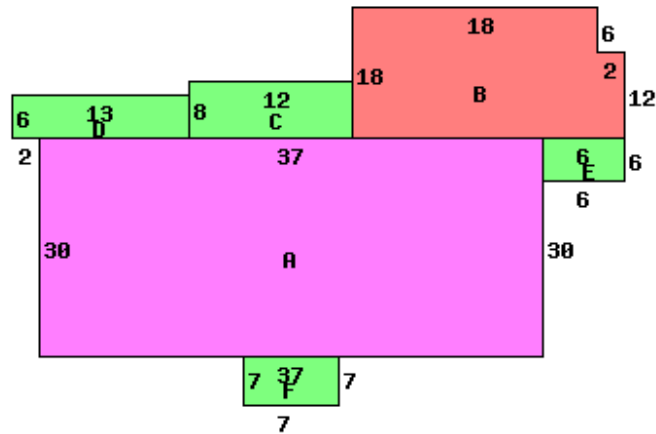
| | | | | | |
|------------|---------|---------|---------|---------|---------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 530 | 530 | 530 | 530 | 530 |
| Acres | | | | | |
| Land100% | 5710 | 6540 | 6540 | 6540 | 6550 |
| Bldg100% | 79230 | 113030 | 113030 | 113030 | 113020 |
| Totl100% | 84940t | 119570t | 119570t | 119570t | 119570t |
| Cauvl00% | | | | | |
| 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

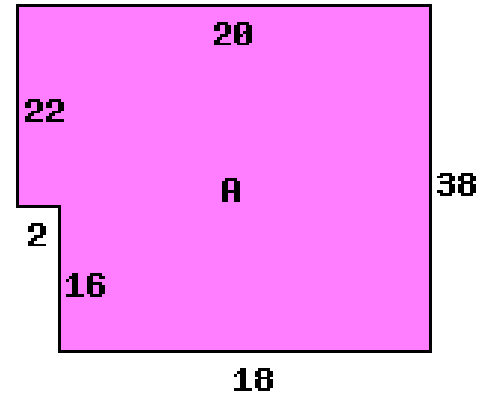
| Occupancy 1 Single Family | | *DWELLING COMPUTATIONS | |
|---------------------------|------------|------------------------|-------------------------|
| Story Height | 2 | Sq-Ft | Value |
| Floor Level | Main | FRAME | 1458 114760 |
| | Full Upper | FRAME | 1110 61430 |
| | Basement | | 277 5440 |
| | 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 | Area | Unit | Grade | Blt/Renov | Replace | Phy | Fnc | True |
|------------|----------|-----------|----------|--------|--------|-----------|----------|-------|-------|-------|
| 1 DWELLING | 2 B F | FtxFt | 2568 | Rate | C | Cond | Value | Dpr | Dpr | Value |
| | | effective | depth | depth | actual | effective | extended | value | value | value |
| front lot | acres/ | frontage | frontage | factor | rate | rate | value | value | value | value |
| | | 58.00 | 132 | 94 | 120 | 113 | 6550 | 6550 | 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 | 728 | 91510 |
| | Main Subtotal | 91510 |
| | FRAME | |
| Plaster/Drywall | B 1 2 U A | Total Value 91510 |
| Floor/Carpet | D | |
| Number of Rooms | X | |
| Bedrooms | 3 | |
| | 1 | |
| Central Heat | A | |
| Plumbing Standard | 1 | |

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

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