PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-120008.0000 RES
071 2026

## sale

| | | |
|---|---|---|
| 2023 COULSON MICHAEL E | 1999-08-31 | |
| 2024 HEILMAN RENTAL PROPER | 2023-02-09 | |
| 2025 HEILMAN RENTAL PROPER | 2023-02-09 | |
| 2026 HEILMAN RENTAL PROPERTI | 2023-02-09 | FURNEYS N PT 4 |
| 120 S HIGH ST | 1WD | |
| | $155,000 | |
| KENTON OH 43326 | | |

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

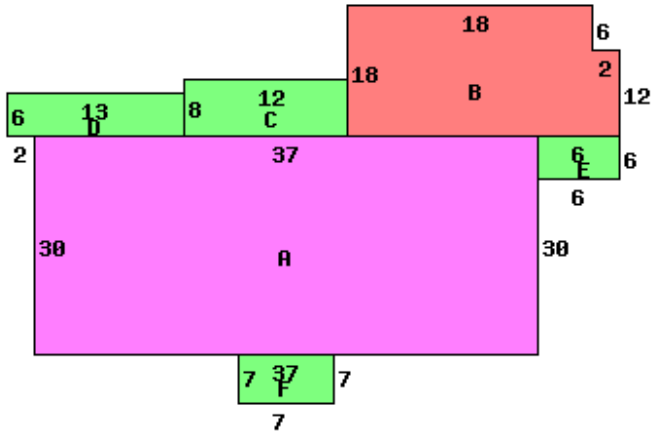
| | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
|---|---|---|---|---|---|---|---|---|
| Tax Year | | | | | | | | |
| Prop Cls | 530 | 530 | 530 | 530 | 0 | 530 | 530 | 530 |
| Acres | | | | | | | | |
| Land100% | 6540 | 6540 | 6540 | 6540 | | 6540 | 7540 | 7540 |
| Bldg100% | 113030 | 113030 | 113030 | 113030 | | 113030 | 156400 | 156410 |
| Totl100% | 119570t | 119570t | 119570t | 119570t | | 119570t | 163940t | 163950t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 2290 | 2290 | 2290 | 2290 | | 2290 | 2640 | 2640 |
| Bldg 35% | 39560 | 39560 | 39560 | 39560 | | 39560 | 54740 | 54740 |
| Totl 35% | 41850t | 41850t | 41850t | 41850t | | 41850t | 57380t | 57380t |
| Hmstd35% | | | | | | | | |
| Owner Oc | | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1720.74 | 1820.36 | 1808.36 | 1808.36 | 1808.36 | | | |
| Sp-Asmnt | 75.00 | 89.24 | 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 |
| | EFP/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 | 1WD | | 155000 | 5710 | 79230 |
| 510 | 1 | 1999-08-31 | COULSON MICHAEL E | 1WD | | 72500 | 5660 | 40110 |
| 9 | 1 | 1996-01-09 | ASHBA ROBERT & MARY JEAN | 1WD | | 32500 | 5710 | 40110 |
| 3010 | 1 | 1995-12-05 | LLOYD CHARLES | 1UN | * | 0 | 5710 | 40110 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 2000 | 27730 | 29730 | 1388.78 |
| 2021 | 2000 | 27730 | 29730 | 1393.84 |

| 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

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 2 | | | | |
| 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 | | | |
| | | | PUB PAVED ST/RD | |
| Central Heat | A | | | |
| FORCED AIR | | | Neighborhood: | |
| Plumbing | | | Code: | 3620 |
| Standard | 3 | | Dwl/Gar/NC% | 1.5500 |

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | 2 B F | | 2568 | | C | OLD/FR | 203510 | .65 | .20 | 88320 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | | 58.00 | 132 | 94 | 138 | 130 | 7540 | 7540 |

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

36-120008.0000-v082020R

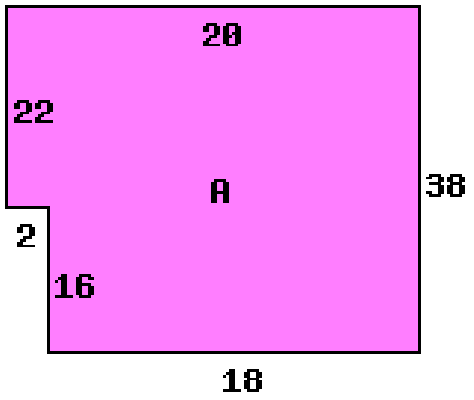
PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
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071 2026

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

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 728 | 91510 |
| | Subtotal | | | 91510 |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | D | Total Value | 91510 |
| Floor/Carpet | X | | |
| Number of Rooms | 3 | | |
| Bedrooms | 1 | | |
| Central Heat | A | | |
| Plumbing | | | |
| Standard | 1 | | |

| | Bldg Type | SHB+ | Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | DWELLING | 1 | F | | 728 | | D | 1970AV | 73210 | .40 | | 68090 |

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