

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-120027.0000  
067

RES  
2025

sale

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

|      |                              |            |                                  |
|------|------------------------------|------------|----------------------------------|
| 2022 | BEABOUT KEVIN N              | 2021-07-09 |                                  |
| 2023 | BEABOUT KEVIN N              | 2021-07-09 |                                  |
| 2024 | BEABOUT KEVIN N              | 2021-07-09 |                                  |
| 2025 | HUANG DAHUA<br>309 E OHIO ST | 2024-05-06 | FURNEYS THOMPSON S PT 1-2<br>LSH |
|      | KENTON OH 43326              | \$50,100   |                                  |

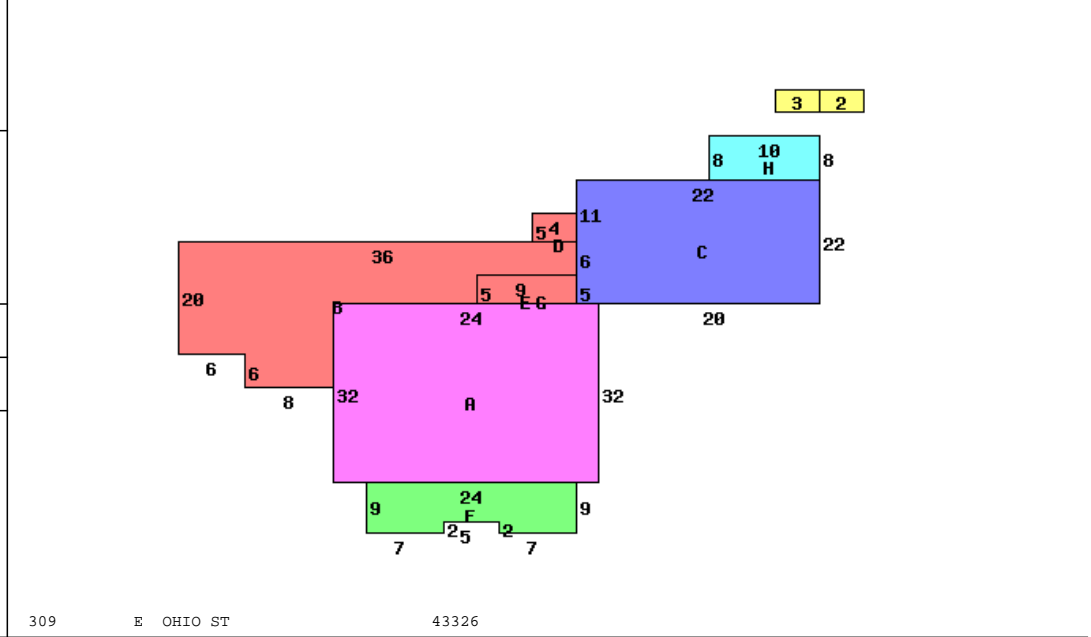
|            |         |         |         |         |         |        |
|------------|---------|---------|---------|---------|---------|--------|
| Tax Year   | 2022    | 2023    | 2024    | 2025    | 2025    | CAMA   |
| Prop Cls   | 520     | 520     | 520     | 520     | 520     | 520    |
| Acres      |         |         |         |         |         |        |
| Land100%   | 5630    | 6400    | 6400    | 6400    | 6400    | 6400   |
| Bldg100%   | 95370   | 117540  | 77630   | 77630   | 77630   | 77640  |
| Totl100%   | 101000t | 123940t | 84030t  | 84030t  | 84030t  | 84040t |
| Cauv100%   |         |         |         |         |         |        |
| Tax Value: |         |         |         |         |         |        |
| Land 35%   | 1970    | 2240    | 2240    | 2240    | 2240    | 2240   |
| Bldg 35%   | 33380   | 41140   | 27170   | 27170   | 27170   | 27170  |
| Totl 35%   | 35350t  | 43380t  | 29410t  | 29410t  | 29410t  | 29410t |
| Hmstd35%   |         |         |         |         |         |        |
| Owner Oc   |         |         |         |         |         |        |
| Hmstd RB   |         |         |         |         |         |        |
| Net Tax    | 1651.32 | 1783.64 | 1279.26 | 1270.84 | 1270.84 |        |
| Sp-Asmnt   | 39.85   | 39.85   | 730.72  | 53.66   |         |        |

|      |      |      |      |       |       |   |       |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 1HB  | F    | M    |      | 768   |       | b | ADDTN |
| 1    | F/C  | A    |      | 525   |       | c | GRAGE |
| 1    | F2   | G    |      | 484   | 11620 | d | ADDTN |
| 1    | F/C  | A    |      | 20    |       | e | ADDTN |
| 1    | F    | A    |      | 45    |       | f | PORCH |
|      | EFP  | P    |      | 161   | 6440  | g | PORCH |
|      | EFP2 | P    |      | 45    | 1800  | h | OTHER |
| 04   | F    | O    |      | 80    | 960   |   |       |

| Sale# | #p | sale date  | To                        | Type/Invalid? | Sale\$ | co:land | co:blgd |
|-------|----|------------|---------------------------|---------------|--------|---------|---------|
| 170   | 1  | 2024-05-06 | HUANG DAHUA               | LSH           | 50100  | 6400    | 117540  |
| 301   | 2  | 2021-07-09 | BEABOUT KEVIN N           | 2QC *         | 0      | 5630    | 95370   |
| 515   | 1  | 2011-11-21 | BEABOUT KEVIN N & JEANNET | LWD           | 72500  | 7400    | 60430   |
| 384   | 1  | 2008-07-28 | JORDAN KEVIN L & AMY J    | LWD *         | 41200  | 6690    | 87140   |
| 227   | 1  | 2008-05-14 | DEUTSCHE BANK NATIONAL T  | LDD *         | 36667  | 6690    | 87140   |
| 262   | 1  | 2004-05-11 | JONES MICHAEL S JR &      | LWD           | 58800  | 6060    | 74370   |
| 411   | 1  | 2001-08-10 | BAKER JESSE S & LINDA L   | LWD           | 23500  | 6090    | 61510   |
| 237   | 1  | 2000-06-06 | RAMGE J ANDREW & SHELLY   | LDD *         | 0      | 6090    | 60630   |
| 72    | 1  | 1996-02-06 | SMITH GINA L              | LWD           | 51200  | 6400    | 51600   |
| 546   | 1  | 1989-07-06 |                           | LWD           | 97500  | 0       | 41910   |
| 463   | 1  | 1989-06-12 |                           | LUN *         | 0      | 0       | 41910   |

| Year | Land | Bldg  | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 1970 | 33380 | 35350 | 1657.32 |
| 2020 | 1970 | 33380 | 35350 | 1439.52 |

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



309 E OHIO ST 43326

| Occupancy 1 Single Family |            | *DWELLING COMPUTATIONS |                             |
|---------------------------|------------|------------------------|-----------------------------|
| Story Height              | 1H         | Sq-Ft                  | Value                       |
| Floor Level               | Main       | FRAME                  | 1358 108020                 |
|                           | Full Upper | FRAME                  | 484 42050                   |
|                           | Part Upper | FRAME                  | 768 34770                   |
|                           | Basement   |                        | 384 7420                    |
|                           | Subtotal   |                        | 192260                      |
| Shingle                   | Roof       | GABLE                  |                             |
|                           | B 1 2 U A  |                        |                             |
| Plaster/Drywall           | X          | X                      | 1 / Extra Living Units 3500 |
| Unfinished Wall           | X          |                        | Air Conditioning 4660       |
| Floor/Hardwood            | X          |                        | Plumbing 4900               |
| Floor/Pine                | X          |                        | Garages and Carports 11620  |
| Number of Rooms           | 2 5 4      |                        | Extra Features 9200         |
| Bedrooms                  | 4          |                        | Total Value 226140          |
| Central Heat              | A          |                        | PUB PAVED ST/RD             |
| FORCED AIR                |            |                        | Topo: HIGH                  |
| Central A/C               | A          |                        |                             |
| Plumbing                  |            |                        | Neighborhood:               |
| Standard                  | 2          |                        | Code: 3620                  |
| Extra 2 Fixture           | 1          |                        | Dwl/Gar/NC% 1.1200          |

| Bldg Type  | SHB+Cons        | DixHt              | Unit  | Blt/Renov    | Replace     | Phy            | Fnc            | True       |       |
|------------|-----------------|--------------------|-------|--------------|-------------|----------------|----------------|------------|-------|
| 1 DWELLING | 1HB F           | 2610               | Rate  | Grade        | Cond        | Value          | Dpr            | Dpr        | Value |
| 2 Garage   |                 | 12X18              | 216   | D            | OLD/FR      | 4150           | .70            |            | 1390  |
| 3 Garage   |                 | 12X12              | 144   | D            | 2013AV      | 2770           | .30            |            | 2170  |
| front lot  | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |       |
|            | 66.0000         | 66.00              | 100   | 81           | 120         | 97             | 6400           | 6400       |       |

Call Back:

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

36-120027.0000-v082020R