

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-150042.0000  
B71

RES  
2025

sale

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

|                    |                        |
|--------------------|------------------------|
| 2022 KOPP AUSTEN M | 2019-09-09             |
| 2023 KOPP AUSTEN M | 2019-09-09             |
| 2024 KOPP AUSTEN M | 2019-09-09             |
| 2025 KOPP AUSTEN M | 2019-09-09 W C EWING 2 |
| 103 CLEVELAND ST   | 1WD                    |
| KENTON OH 43326    | \$59,900               |

|            |        |         |         |         |        |
|------------|--------|---------|---------|---------|--------|
| Tax Year   | 2022   | 2023    | 2024    | 2025    | CAMA   |
| Prop Cls   | 510    | 510     | 510     | 510     | 510    |
| Acres      | 4910   | 7030    | 7030    | 7030    | 7020   |
| Land100%   | 33510  | 64260   | 64260   | 64260   | 64270  |
| Bldg100%   | 38430t | 71290t  | 71290t  | 71290t  | 71290t |
| Totl100%   |        |         |         |         |        |
| Cauvl00%   |        |         |         |         |        |
| Tax Value: |        |         |         |         |        |
| Land 35%   | 1720   | 2460    | 2460    | 2460    | 2460   |
| Bldg 35%   | 11730  | 22490   | 22490   | 22490   | 22490  |
| Totl 35%   | 13450t | 24950t  | 24950t  | 24950t  | 24950t |
| Hmstd35%   |        |         |         |         |        |
| Owner Oc   |        |         |         |         |        |
| Hmstd RB   | 628.28 | 1025.86 | 1085.26 | 1078.10 |        |
| Net Tax    |        |         |         |         |        |
| Sp-Asmnt   | 20.86  | 20.86   | 32.05   | 32.05   |        |

|      |      |      |      |       |       |   |       |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE |   |       |
| 1    | F/C  | M    |      | 896   |       | a | *MAIN |
|      | F    | G    |      | 240   | 5760  | b | GRAGE |
|      | CAN  | P    |      | 84    | 670   | c | PORCH |
|      | STP  | P    |      | 84    | 340   | d | PORCH |
|      | FAT  | P    |      | 96    | 290   | e | PORCH |

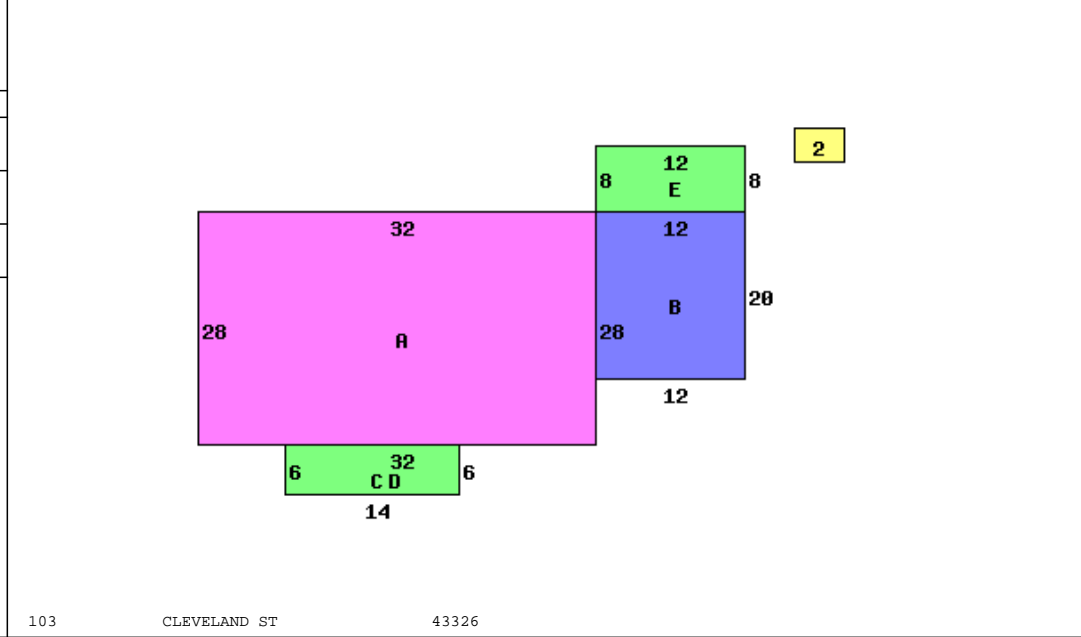
gas fireplace

| Sale# | #p | sale date  | To             | Type/Invalid? | Sale\$ | co:land | co:blgd |
|-------|----|------------|----------------|---------------|--------|---------|---------|
| 389   | 1  | 2019-09-09 | KOPP AUSTEN M  | 1WD           | 59900  | 4690    | 27060   |
| 136   | 1  | 2012-04-09 | MANN'S EDDIE R | 1FD           | 15000  | 5600    | 46340   |

| Year | Land | Bldg  | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 1720 | 11730 | 13450 | 630.58  |
| 2020 | 1720 | 11730 | 13450 | 547.72  |

Project  
902 MAIN DISTRICT CONSERVANCY XA/2025  
500 HARDIN COUNTY LANDFILL XA/2025

ben acres / % factor



|                           |                        |
|---------------------------|------------------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS |
| Story Height 1            | Sq-Ft Value            |
| Floor Level               | 896 102130             |
| Metal                     | Subtotal 102130        |
| Plaster/Drywall           | D                      |
| Panelled Wall             | X                      |
| Floor/Carpet              | X                      |
| Floor/Tile-Lino           | L                      |
| Number of Rooms           | 5                      |
| Bedrooms                  | 3                      |
| Central Heat              | A                      |
| FORCED AIR                |                        |
| Plumbing                  |                        |
| Standard                  | 1                      |
| Garages and Carports      | 5760                   |
| Extra Features            | 1300                   |
| Total Value               | 109190                 |
| PUB PAVED ST/RD           |                        |
| Neighborhood:             |                        |
| Code:                     | 3670                   |
| Dwl/Gar/NC%               | 1.0900                 |

| Bldg Type  | SHB+Cons | DixHt | Unit | Blt/Renov | Replace | Phy | Fnc  | True  |
|------------|----------|-------|------|-----------|---------|-----|------|-------|
| 1 DWELLING | 1 F/C    | 10X14 | 896  | 1966AV    | 98270   | .40 | Dpr  | 64270 |
| 2 Shed     | *PP      |       | 140  | OLD/      | 0       |     | Dpr  | 0     |
| front lot  | 65.0000  | 65.00 | 123  | 90        | 120     | 108 | 7020 | 7020  |

Call Back: Sign: PSN Date: 2014-12-08 Lister: 36-150042.0000-v082020R