

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-210036.0000
H84

RES
2025

sale

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

2022 WBML PROPERTIES LLC	2014-08-28
2023 WBML PROPERTIES LLC	2014-08-28
2024 WBML PROPERTIES LLC	2014-08-28
2025 WBML PROPERTIES LLC	2014-08-28
417 W NORTH ST	BRUNSONS E PT S 12 FT OF LWD W PT 19
KENTON OH 43326	\$22,000

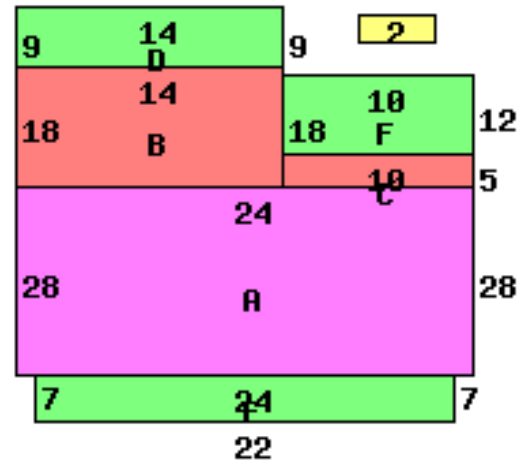
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	2910	4170	4170	4170	4180
Land100%	87690	104310	104310	104310	104300
Bldg100%	90600t	108490t	108490t	108490t	108480t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	1020	1460	1460	1460	1460
Bldg 35%	30690	36510	36510	36510	36510
Totl 35%	31710t	37970t	37970t	37970t	37970t
Hmstd35%					
Owner Oc					
Hmstd RB	1481.28	1561.20	1651.60	1640.70	
Net Tax					
Sp-Asmnt	21.64	21.64	33.94	33.94	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	B	F	M	672			
1	BA	F	A	252			
1		F/C	A	50			
		FAT	P	126	380		
		OPF	P	154	4620		
		WDD	P	120	1800		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
371	1	2014-08-28	WBML PROPERTIES LLC CO	LWD *	22000	3400	60740
341	1	2014-08-08	HOME SAVINGS & LOAN CO	IDD *	36666	3400	60740
165	1	2006-04-11	PORTER JOHN	LWD *	0	2940	72770
164	1	2006-04-11	FEDERAL HOME LOAN MORTGA	LOC *	0	2940	72770
596	1	2005-09-06	LIBERT NATIONAL BANK	IDD *	30000	2690	65740
322	1	1991-05-03		LUN *	18000	0	23110
282	1	1991-04-26		LUN *	0	0	23110

Year	Land	Bldg	Total	Net Tax
2021	1020	30690	31710	1486.68
2020	1020	30690	31710	1291.30

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



417 W NORTH ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	974 102250
	Full Upper	FRAME	672 52250
	Qtr Story	FRAME	252 1190
	Basement		525 10020
	Subtotal		165710
Metal	Roof	GABLE	
	B 1 2 U A		
	P P	Extra Features	6800
	X X	Total Value	172510
	X X		
	X	PUB SIDEWALK	
Number of Rooms	2 6 4 1		
Bedrooms	3	Neighborhood:	
		Code:	3670
Central Heat	A	Dwl/Gar/NC%	1.0900
HOT WATER			
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F				C-	OLD/GD	.40		101540
2 Pole Build		24X24	576		C	1995A	.60		2760
front lot	acres/	effective	depth	actual	effective	extended	true		
rear lot	frontage	frontage	depth	factor	rate	value	value		
	32.0000	32.00	175	108	120	130	4160		4160
	12.0000	12.00	32	6	40	2	20		20