

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                 |

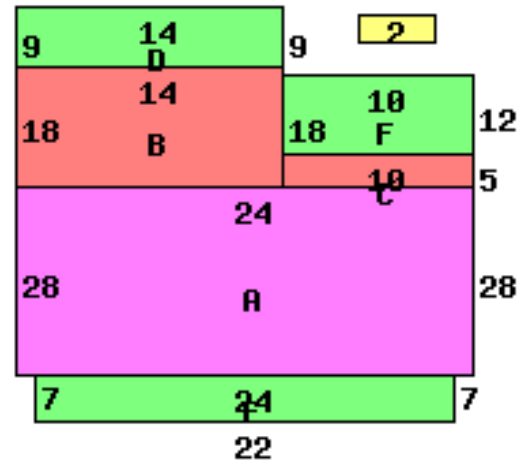
|            |         |         |         |         |         |         |
|------------|---------|---------|---------|---------|---------|---------|
| Tax Year   | 2022    | 2023    | 2024    | 2025    | 2025    | CAMA    |
| Prop Cls   | 510     | 510     | 510     | 510     | 510     | 510     |
| Acres      | 2910    | 4170    | 4170    | 4170    | 4170    | 4180    |
| Land100%   | 87690   | 104310  | 104310  | 104310  | 104310  | 104300  |
| Bldg100%   | 90600t  | 108490t | 108490t | 108490t | 108490t | 108480t |
| Totl100%   |         |         |         |         |         |         |
| Cauv100%   |         |         |         |         |         |         |
| Tax Value: |         |         |         |         |         |         |
| Land 35%   | 1020    | 1460    | 1460    | 1460    | 1460    | 1460    |
| Bldg 35%   | 30690   | 36510   | 36510   | 36510   | 36510   | 36510   |
| Totl 35%   | 31710t  | 37970t  | 37970t  | 37970t  | 37970t  | 37970t  |
| Hmstd35%   |         |         |         |         |         |         |
| Owner Oc   |         |         |         |         |         |         |
| Hmstd RB   |         |         |         |         |         |         |
| Net Tax    | 1481.28 | 1561.20 | 1651.60 | 1640.70 | 1640.70 |         |
| 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    |           |       |        | COND      | Value    | Dpr   | Dpr | Value |
| 2 Pole Build |          | 24X24     | 576   | C      | 1995A     | 6910     | .60   |     | 2760  |
|              | acres/   | effective | depth | actual | effective | extended | true  |     |       |
| front lot    | frontage | frontage  | depth | factor | rate      | value    | value |     |       |
| rear lot     | 32.0000  | 32.00     | 175   | 108    | 120       | 130      | 4160  |     | 4160  |
|              | 12.0000  | 12.00     | 32    | 6      | 40        | 2        | 20    |     | 20    |