PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-210036.0000 RES
H84 2026

## sale

| | | |
|---|---|---|
| 2023 WBML PROPERTIES LLC | 2014-08-28 | |
| 2024 WBML PROPERTIES LLC | 2014-08-28 | |
| 2025 WBML PROPERTIES LLC | 2014-08-28 | |
| 2026 WBML PROPERTIES LLC | 2014-08-28 | BRUNSONS E PT S 12 FT OF |
| 417 W NORTH ST | 1WD | W PT 19 |
| | $22,000 | |
| KENTON OH 43326 | | |

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

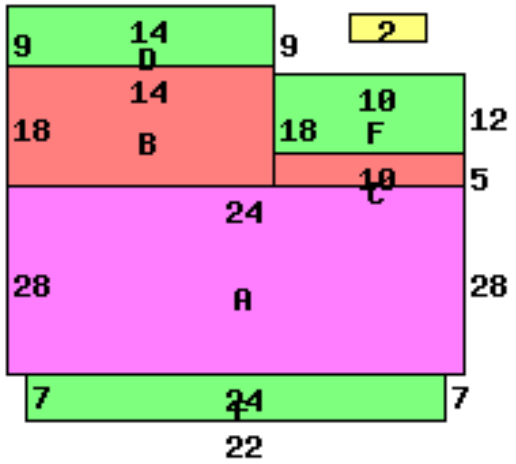
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 4170 | 4170 | 4170 | 4170 | | 4170 | 4800 | 4790 |
| Bldg100% | 104310 | 104310 | 104310 | 104310 | | 104310 | 142490 | 142490 |
| Totl100% | 108490t | 108490t | 108490t | 108490t | | 108490t | 147290t | 147280t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 1460 | 1460 | 1460 | 1460 | | 1460 | 1680 | 1680 |
| Bldg 35% | 36510 | 36510 | 36510 | 36510 | | 36510 | 49870 | 49870 |
| Totl 35% | 37970t | 37970t | 37970t | 37970t | | 37970t | 51550t | 51550t |
| Hmstd35% | | | | | | | | |
| Owner Oc | | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1561.20 | 1651.60 | 1640.70 | 1640.70 | 1640.70 | | | |
| Sp-Asmnt | 21.64 | 33.94 | 33.94 | 33.94 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 2 B | F | M | | 672 | | a | *MAIN |
| 1 BA | F | A | | 252 | | b | ADDTN |
| 1 | F/C | A | | 50 | | c | ADDTN |
| | PAT | P | | 126 | 380 | d | PORCH |
| | OFP | P | | 154 | 4620 | e | PORCH |
| | WDD | P | | 120 | 1800 | f | PORCH |

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

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 1020 | 30690 | 31710 | 1481.28 |
| 2021 | 1020 | 30690 | 31710 | 1486.68 |

| 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

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 2 | | | | |
| 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 |
|---|---|---|---|---|---|
| Plaster/Drywall | | P | P | | |
| Unfinished Wall | X | | | | X |
| Floor/Hardwood | | X | X | | |
| Floor/Carpet | | X | | | |
| Number of Rooms | 2 | 6 | 4 | | 1 |
| Bedrooms | | 3 | | | |
| Central Heat | | A | | | |
| HOT WATER | | | | | |
| Plumbing | | | | | |
| Standard | | 1 | | | |

| | |
|---|---|
| Extra Features | 6800 |
| Total Value | 172510 |
| PUB SIDEWALK | |
| Neighborhood: | |
| Code: | 3670 |
| Dwl/Gar/NC% | 1.5000 |

| | 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 | | 1646 | | C- | OLD/GD | 155260 | .40 | | 139730 |
| 2 | Pole Build | | 24X24 | 576 | | C | 1995A | 6910 | .60 | | 2760 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 32.0000 | 32.00 | 175 | 108 | 138 | 149 | 4770 | 4770 |
| rear lot | 12.0000 | 12.00 | 32 | 6 | 40 | 2 | 20 | 20 |

Call Back: Sign: PSN Date: 2015-02-04 Lister:

36-210036.0000-v082020R