

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-210038.0000
H82

RES
2025

sale

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

| | | |
|-------------------------|------------|------------------|
| 2022 TOTTEN MACKENZIE L | 2020-08-17 | |
| 2023 TOTTEN MACKENZIE L | 2020-08-17 | |
| 2024 TOTTEN MACKENZIE L | 2020-08-17 | |
| 2025 CLINE TIMOTHY | 2024-12-04 | BRUNSONS E PT 18 |
| 413 W NORTH ST | | LWD |
| KENTON OH 43326 | \$115,000 | |

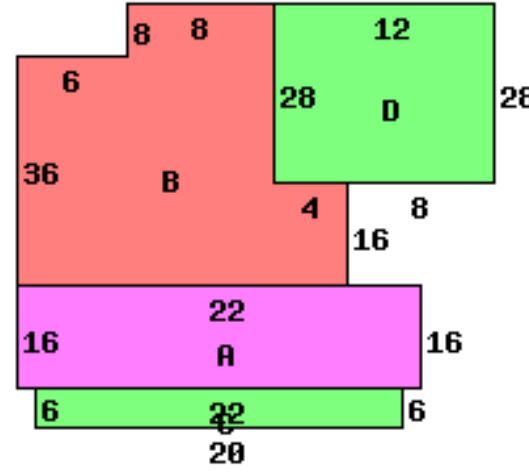
| | | | | | |
|------------|--------|--------|---------|---------|--------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | |
| Land100% | 2430 | 3510 | 3510 | 3510 | 3510 |
| Bldg100% | 50770 | 62710 | 62710 | 62710 | 62700 |
| Totl100% | 53200t | 66230t | 66230t | 66230t | 66210t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 850 | 1230 | 1230 | 1230 | 1230 |
| Bldg 35% | 17770 | 21950 | 21950 | 21950 | 21950 |
| Totl 35% | 18620t | 23180t | 23180t | 23180t | 23170t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 869.80 | 953.08 | 1008.28 | 1001.62 | |
| Sp-Asmnt | 20.95 | 20.95 | 30.01 | 30.01 | |

| | | | | | | |
|---------|----------|--------|------|-----------|-------|---------|
| SHB+ 1H | CONS F/C | TYPE M | FACT | SQ-FT 352 | VALUE | a *MAIN |
| 1 | F/C | A | | 632 | | b ADDTN |
| | OFFP | P | | 120 | 3600 | c PORCH |
| | PAT | P | | 336 | 1010 | d PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:blgd |
|-------|----|------------|---------------------------|---------------|--------|---------|---------|
| 545 | 1 | 2024-12-04 | CLINE TIMOTHY | LWD | 115000 | 3510 | 62710 |
| 357 | 1 | 2020-08-17 | TOTTEN MACKENZIE L | LWD | 72500 | 2310 | 41200 |
| 101 | 1 | 2020-03-13 | DOUGLAS JENNA M | LWD | 33000 | 2310 | 41200 |
| 19 | 6 | 2016-01-15 | BROOKS RENTALS LLC | 6OC * | | 2800 | 30910 |
| 466 | 1 | 2011-10-24 | CWB RENTAL PROPERTIES LLC | LWD * | 14000 | 2600 | 45230 |
| 161 | 1 | 2011-05-02 | HOME SAVINGS & LOAN CO OF | 1SH * | 24000 | 2600 | 45230 |
| 115 | 1 | 1997-04-04 | EPLING BYRON | 1QC * | 0 | 2310 | 20830 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 850 | 17770 | 18620 | 872.96 |
| 2020 | 850 | 17770 | 18620 | 758.26 |

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



413 W NORTH ST 43326

| | | |
|---------------------------|------------------------|---------------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS | |
| Story Height 1H | Sq-Ft | Value |
| Floor Level | 984 | 103300 |
| Main | 352 | 19920 |
| Part Upper | | 123220 |
| Subtotal | | |
| Shingle | Roof | GABLE |
| B 1 2 U A | | |
| Plaster/Drywall | X X | Extra Features 4610 |
| Floor/Pine | X X | Total Value 127830 |
| Number of Rooms | 5 2 | |
| Bedrooms | 2 | PUB SIDEWALK |
| Central Heat | A | Neighborhood: |
| FORCED AIR | | Code: 3670 |
| Plumbing | | Dwl/Gar/NC% 1.0900 |
| Standard | 1 | |

| | | | | | | | | |
|------------|----------|-----------|--------|-----------|---------|-----------|----------|-------|
| Bldg Type | SHB+Cons | DixHt | Unit | Blt/Renov | Replace | Phy | Fnc | True |
| 1 DWELLING | 1H F/C | FtxFt | Area | Grade | Cond | Dpr | Dpr | Value |
| | | 1336 | 1336 | C | 1898AV | .55 | | 62700 |
| front lot | acres/ | effective | depth | depth | actual | effective | extended | true |
| | frontage | frontage | factor | factor | rate | rate | value | value |
| | 27.0000 | 27.00 | 175 | 108 | 120 | 130 | 3510 | 3510 |