

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-210045.0000
H79

RES
2025

sale

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

2022 B & A HOLDINGS LLC	2009-11-02
2023 B & A HOLDINGS LLC	2009-11-02
2024 B & A HOLDINGS LLC	2009-11-02
2025 B & A HOLDINGS LLC	2009-11-02
339 W NORTH ST	LWD
KENTON OH 43326	\$14,900

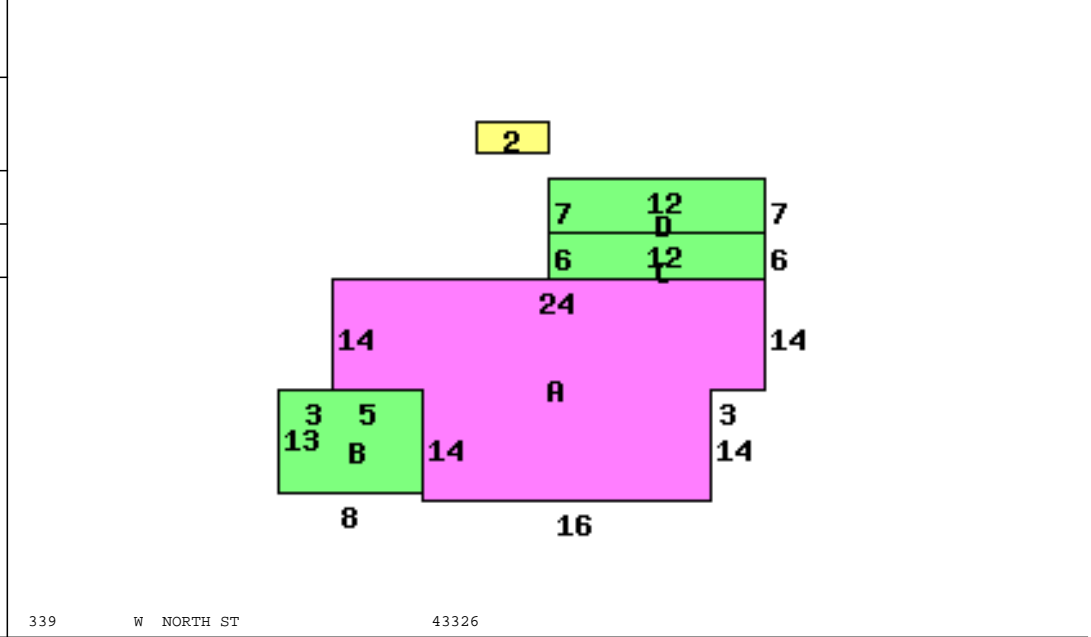
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	3090	4370	4370	4370	4370
Land100%	52170	65230	65230	65230	65240
Bldg100%	55260t	69600t	69600t	69600t	69610t
Totl100%					
Cauvl00%					
Tax Value:					
Land 35%	1080	1530	1530	1530	1530
Bldg 35%	18260	22830	22830	22830	22830
Totl 35%	19340t	24360t	24360t	24360t	24360t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	903.44	1001.58	1059.60	1052.62	
Sp-Asmnt	20.97	20.97	30.29	30.29	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		560			
	OFF	P		104	3120	b	PORCH
	EFP	P		72	2880	c	PORCH
	PAT	P		84	250	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
489	1	2009-11-02	B & A HOLDINGS LLC	LWD *	14900	3260	38740
242	1	2009-06-19	DEUTSCHE BANK NATIONAL TR	1SD *	28000	3260	38740
738	1	2004-11-10	STUCKEY AARON	LWD	72600	2770	33110
119	1	1998-03-06	COMPTON RODNEY L & KELLY	LWD	42000	2940	18570
623	1	1997-10-20	BURMAC DEVELOPMENT CORP	LWD	30000	2940	18570

Year	Land	Bldg	Total	Net Tax
2021	1080	18260	19340	906.72
2020	1080	18260	19340	787.56

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



Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value		
Floor Level	Main	FRAME	560	76800	
	Full Upper	FRAME	560	46110	
	Basement		420	8070	
	Subtotal			130980	
Shingle	Roof	GABLE			
	B 1 2 U A				
Plaster/Drywall	X X		Air Conditioning	1940	
Unfinished Wall	X		Extra Features	6250	
Floor/Pine	X X		Total Value	139170	
Number of Rooms	1 4 2				
Bedrooms	1 2		PUB SIDEWALK		
Central Heat	A		Neighborhood:		
FORCED AIR			Code:	3670	
Central A/C	A		Dwl/Gar/NC%	1.0900	
Plumbing					
Standard	1				

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F		1120		C-	OLD/AV	125250	.55		61440
2 Garage	CB 0	22X22	484		C	OLD/FR	11620	.70		3800
front lot	acres/	effective	depth	actual	effective	extended	true			
	frontage	frontage	depth	factor	rate	value	value			
	42.0000	42.00	115	87	120	4370	4370			

Call Back:	Sign: PSN Date: 2015-02-04	Lister:	36-210045.0000-v082020R
------------	----------------------------	---------	-------------------------