PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-220016.0000 COM
A114 2025

sale

2022 WINGFIELD BRIAN	2018-05-30	
2023 WINGFIELD BRIAN	2018-05-30	
2024 WINGFIELD BRIAN	2018-05-30	
2025 GEISE EMPIRE LLC	2024-03-18	KENTON LANDS .6763A S32
716 W LIMA ST	2WD	
	$160,000	
KENTON OH 43326		
2026 OPTIMAL PROPERTIES LLC	2025-11-14	
716 W LIMA ST	2WD	
KENTON OH 43326		

Eff Rate: – 57.45 — 53.98 — 56.47 — 56.17 — a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	499	499	499	499	499
Acres	.6763	.6763	.6763	.6763	
Land100%	28860	25630	25630	25630	25640
Bldg100%	34710	46660	46660	46660	46670
Totl100%	63570t	72290t	72290t	72290t	72310t
Cauv100%					
Tax Value:					
Land 35%	10100	8970	8970	8970	8970
Bldg 35%	12150	16330	16330	16330	16330
Totl 35%	22250t	25300t	25300t	25300t	25310t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1278.30	1365.60	1428.64	1421.18	
Sp-Asmnt	3.52	3.52	13.35	13.35	

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
508	2	2025-11-14	OPTIMAL PROPERTIES LLC	2WD	*	0	25630	46660
100	2	2024-03-18	GEISE EMPIRE LLC	2WD		160000	25630	46660
74	1	2024-02-26	GODWIN ANDREW T & HEATHER	1WD		50000	25630	46660
244	1	2018-05-30	WINGFIELD BRIAN	1WD		42000	27490	34710
399	1	2016-09-08	MANNS EDDIE	1WD		30000	22940	34710
202	1	2011-05-27	RISH REBECCA J	1WD	*	26000	22940	25800
128	1	2009-04-14	UNITED MIDWEST SAVINGS BA	1SH	*	62000	22940	25800
512	1	1999-08-31	DUNAHUE RICK E	1WD		55000	24710	47800
570	1	1994-06-29	JONES MICHAEL S SR & CHA	1WD	*	0	0	72510
317	1	1990-04-24		1WD		36000	0	42110
119	1	1989-02-15		1WD		36000	0	32910

Year	Land	Bldg	Total	Net Tax
2021	10100	12150	22250	1287.34
2020	10100	12150	22250	1150.82

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			

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716 W LIMA 43326

PUB SIDEWALK

Neighborhood:
Code: 3670
Dwl/Gar/NC% 1.0900

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	STORAGE			2720	21.45	C	1991FR	58340	.20		46670

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		77.00	280	119	280	333	25640	25640

Call Back: Sign: PSN Date: 2015-01-27 Lister: 36-220016.0000-v082020R