

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-230036.0000
A18

RES
2025

sale

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

2022 B & A HOLDINGS LLC	2015-11-23	
2023 B & A HOLDINGS LLC	2015-11-23	
2024 B & A HOLDINGS LLC	2015-11-23	
2025 B & A HOLDINGS LLC	2015-11-23	SHANAFELTS 2ND PT VAC
1004 W NORTH ST	LWD	ALLEY 19-20
KENTON OH 43326	\$23,000	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	8260	11860	11860	11860	11870
Bldg100%	52030	72970	72970	72970	72980
Totl100%	60290t	84830t	84830t	84830t	84850t
Cauvl00%					
Tax Value:					
Land 35%	2890	4150	4150	4150	4150
Bldg 35%	18210	25540	25540	25540	25540
Totl 35%	21100t	29690t	29690t	29690t	29700t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	985.66	1220.74	1291.44	1282.92	
Sp-Asmnt	22.18	22.18	31.67	31.67	

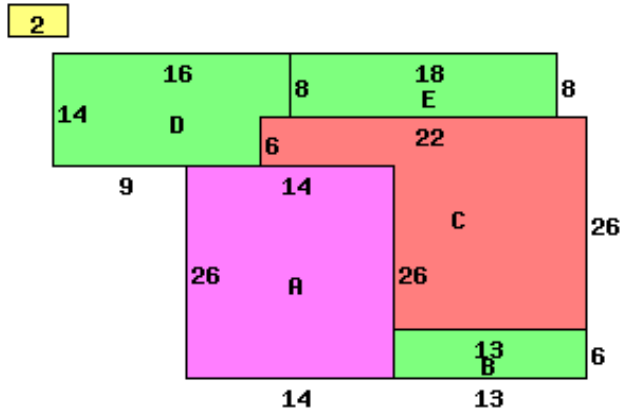
SHB+ 1TB	CONS F	TYPE M	FACT	SQ-FT 364	VALUE 2340	a *MAIN
1 B	OFF P	A		78	2340	b PORCH
	PAT P	P		392		c ADDTN
	EFP P	P		212	640	d PORCH
				144	5760	e PORCH

#: 37, L/W
362300370000

Sale#	#p	sale date	To	Type/Invalid?	Sales\$	co:land	co:bldg
612	1	2015-11-23	B & A HOLDINGS LLC	LWD *	23000	9460	36630
663	1	2007-12-05	FRESHOUR STEVE	LWD	43000	7290	39260
124	1	2004-03-24	ROPP CHARLES A	LCT *	0	6630	35200

Year	Land	Bldg	Total	Net Tax
2021	2890	18210	21100	989.24
2020	2890	18210	21100	859.24

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



1004 W NORTH ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1T	Sq-Ft	Value
Floor Level		
Main	FRAME	756 92380
Part Upper	FRAME	364 24710
Basement		483 9250
Subtotal		126340
Shingle	Roof	HIP
Plaster/Drywall	X X	Air Conditioning 2040
Panelled Wall	X X	Extra Features 8740
Unfinished Wall	X	Total Value 137120
Floor/Pine	X X	
Floor/Carpet	X X	PUB SIDEWALK
Number of Rooms	1 5 2	
Bedrooms	1 2	Neighborhood:
Central Heat	A	Code: 3670
FORCED AIR		Dwl/Gar/NC% 1.0900
Central A/C	A	
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1TB F		1120		C	OLD/AV	137120	.55		67260
2 Garage		25X25	625		C	1950AV	15000	.65		5720
front lot	acres/	effective	depth	actual	effective	extended	true			
	frontage	frontage	depth	factor	rate	value	value			
	117.5000	105.00	132	94	120	113	11870	11870		