PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-230036.0000 RES
A18 2026

sale

2023 B & A HOLDINGS LLC	2015-11-23	
2024 B & A HOLDINGS LLC	2015-11-23	
2025 B & A HOLDINGS LLC	2015-11-23	
2026 B & A HOLDINGS LLC	2015-11-23	SHANAFELTS 2ND PT VAC
1004 W NORTH ST	1WD	ALLEY 19-20
	$23,000	
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%	11860	11860	11860	11860		11860	13660	13650
Bldg100%	72970	72970	72970	72970		72970	100430	100440
Totl100%	84830t	84830t	84830t	84830t		84830t	114090t	114090t
Cauv100%								
Tax Value:								
Land 35%	4150	4150	4150	4150		4150	4780	4780
Bldg 35%	25540	25540	25540	25540		25540	35150	35150
Totl 35%	29690t	29690t	29690t	29690t		29690t	39930t	39930t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1220.74	1291.44	1282.92	1282.92	1282.92			
Sp-Asmnt	22.18	31.67	31.67	31.67				

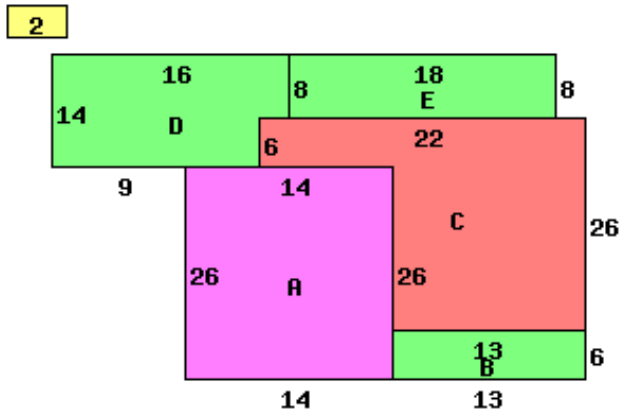
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1TB	F	M		364		a	*MAIN
	OFP	P		78	2340	b	PORCH
1 B	F	A		392		c	ADDTN
	PAT	P		212	640	d	PORCH
	EFP	P		144	5760	e	PORCH

#: 37, L/W
3623003700000

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

Year	Land	Bldg	Total	Net Tax
2022	2890	18210	21100	985.66
2021	2890	18210	21100	989.24

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



1004 W NORTH ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	756	92380
	Part Upper	FRAME	364	24710
	Basement		483	9250
	Subtotal			126340
Shingle	Roof	HIP		

B 1 2 U A

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:		
			Code:		3670
Central Heat	A		Dwl/Gar/NC%		1.5000
FORCED AIR					
Central A/C	A				
Plumbing					
Standard	1				

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1TB F		1120		C	OLD/AV	137120	.55		92560
2	Garage		25X25	625		C	1950AV	15000	.65		7880

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	117.5000	105.00	132	94	138	130	13650	13650

Call Back: Sign: PSN Date: 2015-01-27 Lister: 36-230036.0000-v082020R