

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-230063.0000
A108

RES
2025

sale

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

| | |
|------------------------------|------------------------------|
| 2022 MUSSELMAN JASON M & L | 2013-06-14 |
| 2023 MUSSELMAN JASON M & L | 2013-06-14 |
| 2024 MUSSELMAN JASON M & L | 2013-06-14 |
| 2025 MUSSELMAN JASON M & LUR | 2013-06-14 SHANAFELTS 2ND 13 |
| 843 W NORTH ST | 1SD |
| KENTON OH 43326 | \$55,000 |

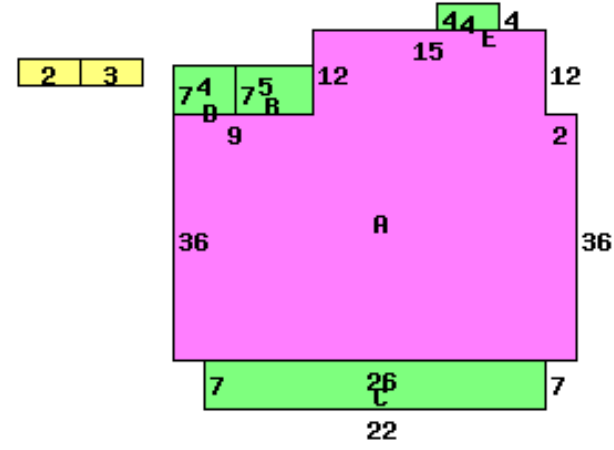
| | | | | | | |
|------------|---------|---------|---------|---------|---------|----------------------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | | |
| Land100% | 3830 | 5460 | 5460 | 5460 | 5460 | 5450 |
| Bldg100% | 63430 | 76710 | 76710 | 76710 | 76710 | 76710 |
| Totl100% | 67260t | 82170t | 82170t | 82170t | 82170t | 82160t |
| Cauv100% | | | | | | |
| Tax Value: | | | | | | |
| Land 35% | 1340 | 1910 | 1910 | 1910 | 1910 | 1910 |
| Bldg 35% | 22200 | 26850 | 26850 | 26850 | 26850 | 26850 |
| Totl 35% | 23540t | 28760t | 28760t | 28760t | 28760t | 28760t |
| Hmstd35% | | | | 28230 | 28230 | |
| Owner Oc | 22.84 | 25.46 | 25.42 | 24.88 | 24.88 | hmstd 1910 l 26320 b |
| Hmstd RB | | | | | | |
| Net Tax | 1076.80 | 1157.06 | 1225.56 | 1217.86 | 1217.86 | |
| Sp-Asmnt | 21.32 | 21.32 | 32.03 | 32.03 | | |

| | | | | | | |
|----------|--------|--------|------|------------|-------|---------|
| SHB+ 1 B | CONS F | TYPE M | FACT | SQ-FT 1116 | VALUE | a *MAIN |
| | EFP | P | | 35 | 1400 | b PORCH |
| | OFF | P | | 154 | 4620 | c PORCH |
| | CAN | P | | 28 | 220 | d PORCH |
| | EFP | P | | 16 | 640 | e PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| 299 | 1 | 2013-06-14 | MUSSELMAN JASON M & LURA | 1SD | 55000 | 4340 | 49890 |
| 436 | 1 | 2009-10-06 | CLARK JORDAN R | 1WD | 60000 | 4030 | 45000 |
| 351 | 1 | 1997-06-23 | CLARK LURA DARLENE & JAS | 1WD | 46000 | 3660 | 23060 |
| 120 | 2 | 1997-04-09 | LEOFFERT CHARLES W | 2CT * | 0 | 3660 | 23060 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 1340 | 22200 | 23540 | 1080.82 |
| 2020 | 1340 | 22200 | 23540 | 935.60 |

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



843 W NORTH ST 43326

| Occupancy 1 Single Family | | *DWELLING COMPUTATIONS | |
|---------------------------|----------|------------------------|-----------------------|
| Story Height | 1 | Sq-Ft | Value |
| Floor Level | Main | FRAME | 1116 103000 |
| | Basement | | 558 10620 |
| | Subtotal | | 113620 |
| Shingle | Roof | HIP | |
| Plaster/Drywall | P | | Air Conditioning 1980 |
| Unfinished Wall | X | | Extra Features 6880 |
| Floor/Pine | X | | Total Value 122480 |
| Floor/Carpet | X | | |
| Floor/Tile-Lino | L | | PUB SIDEWALK |
| Number of Rooms | 1 5 | | |
| Bedrooms | 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 | Unit | Blt/Renov | Replace | Phy | Fnc | True |
|------------|-----------------|--------------------|-------|--------------|-------------|----------------|----------------|------------|
| 1 DWELLING | 1 B F | 1116 | Rate | Grade | Cond | Value | Dpr | Dpr |
| 2 Garage | | 12X22 | 264 | C | 1997AV | 6340 | .55 | 3110 |
| 3 P | DK | 14X16 | 224 | C | 2000AV | 3360 | .55 | 1510 |
| front lot | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
| | 50.0000 | 50.00 | 125 | 91 | 120 | 109 | 5450 | 5450 |

Call Back:

Sign: PSN Date: 2015-01-27 Lister:

36-230063.0000-v082020R