

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-240036.0000
H74

RES
2025

sale

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

2022 WBML PROPERTIES LLC	2009-11-06
2023 WBML PROPERTIES LLC	2009-11-06
2024 WBML PROPERTIES LLC	2009-11-06
2025 WBML PROPERTIES LLC	2009-11-06 CALLAMS 1ST 8
405 W GROVE ST	1
KENTON OH 43326	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5260	7540	7540	7540	7540
Bldg100%	83490	77000	77000	77000	77000
Totl100%	88740t	84540t	84540t	84540t	84540t
Cauv100%					
Tax Value:					
Land 35%	1840	2640	2640	2640	2640
Bldg 35%	29220	26950	26950	26950	26950
Totl 35%	31060t	29590t	29590t	29590t	29590t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1450.92	1216.64	1287.08	1278.60	
Sp-Asmnt	21.58	21.58	31.64	31.64	

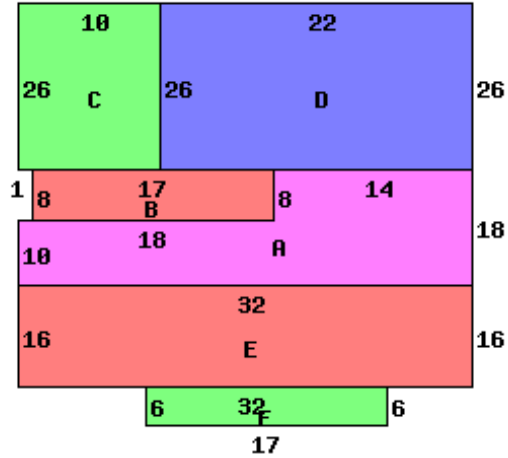
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		432			
1	F/C	A		136			ADDTN
	PAT	P		260	780		PORCH
	F2	G		572	13730		GRAGE
1H	F/C	A		512			ADDTN
	OFF	P		102	3060		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
342	1	2009-11-06	WBML PROPERTIES LLC	1 *	0	5600	68660
184	1	2009-06-22	SECRETARY HOUSING & URBAN	1WD *	0	5600	68660
60	1	2009-02-26	COUNTRYWIDE HOME LOANS I	1SH *	27334	5600	68660
173	1	2005-03-24	DUNCAN ELIZABETH S & JOH	1WD	72000	4800	59260
822	1	2004-12-20	WEAVER PHILLIP L	1WD	40000	4800	59260
566	1	2004-09-07	BANK ONE	1SH	36000	4800	59260
439	1	1990-06-04		1WD	39500	0	24510

Year	Land	Bldg	Total	Net Tax
2021	1840	29220	31060	1456.20
2020	1840	29220	31060	1264.84

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

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2



405 W GROVE ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	1080 103900
	Part Upper	FRAME	512 26740
	Basement		432 8300
	Subtotal		138940
Shingle	Roof	GABLE	
Panelled Wall	X X	Garages and Carports	13730
Unfinished Wall	X	Extra Features	3840
Floor/Pine	X X	Total Value	156510
Floor/Carpet	X X		
Number of Rooms	1 4 2	PUB SIDEWALK	
Bedrooms	2		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3670
Plumbing		Dwl/Gar/NC%	1.0900
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1HB F		1592		C-	OLD/AV	140860	.55		69090
2 Shed	*PP F 0	10X12	120			OLD/	0			0
3 Garage	F	24X28	672		C	1999AV	16130	.55		7910
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value		
	55.0000	55.00	218	114	120	137	7540	7540		

Call Back:

Sign: PSN Date: 2015-02-04 Lister:

36-240036.0000-v082020R