

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-240055.0000
H65

RES
2025

sale

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

| | | | |
|------|--------------------|------------|----------------------|
| 2022 | BROOKS RENTALS LLC | 2016-01-15 | |
| 2023 | BROOKS RENTALS LLC | 2016-01-15 | |
| 2024 | BROOKS RENTALS LLC | 2016-01-15 | |
| 2025 | BROOKS RENTALS LLC | 2016-01-15 | |
| | 402 W NORTH ST | 2016-01-15 | CALLAMS 1ST W 1/2 14 |
| | | 6QC | |
| | | \$0 | |
| | KENTON OH 43326 | | |

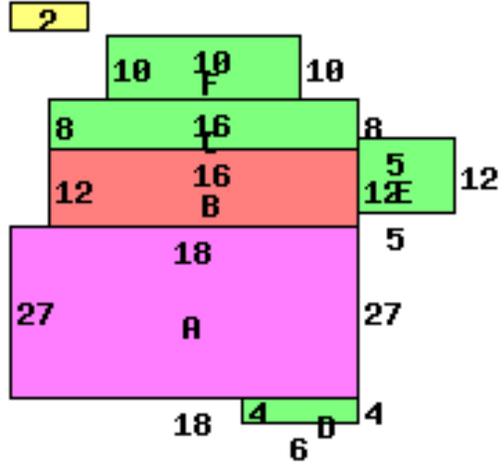
| | | | | | |
|------------|--------|---------|---------|---------|--------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | |
| Land100% | 2510 | 3630 | 3630 | 3630 | 3620 |
| Bldg100% | 50570 | 68710 | 68710 | 68710 | 68710 |
| Totl100% | 53090t | 72340t | 72340t | 72340t | 72330t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 880 | 1270 | 1270 | 1270 | 1270 |
| Bldg 35% | 17700 | 24050 | 24050 | 24050 | 24050 |
| Totl 35% | 18580t | 25320t | 25320t | 25320t | 25320t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 867.94 | 1041.08 | 1101.34 | 1094.10 | |
| Sp-Asmnt | 20.95 | 20.95 | 30.54 | 30.54 | |

| | | | | | | | |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 2 | F/C | M | | 486 | | | |
| 1 | F | A | | 192 | | | ADDTN |
| B | FP | P | | 128 | 5120 | | PORCH |
| | OP | P | | 24 | 720 | | PORCH |
| | OP | P | | 60 | 1800 | | PORCH |
| | DK | P | | 100 | 1500 | | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| 19 | 6 | 2016-01-15 | BROOKS RENTALS LLC | 6QC * | 0 | 2890 | 32690 |
| 316 | 1 | 2007-06-21 | CWB RENTAL PROPERTIES LL | LWD | 16900 | 2510 | 48170 |
| 315 | 1 | 2007-06-21 | RESIDENTIAL FUNDING CO L | LQC | 50680 | 2510 | 48170 |
| 437 | 1 | 2006-07-14 | AMERIQUEST FUNDING II | LSL | 35000 | 2510 | 48170 |
| 424 | 1 | 2005-06-30 | VANSANT ROGER A SR | LWD | 78000 | 2260 | 42690 |
| 177 | 1 | 2005-03-25 | WEAVER PHILLIP L | LWD | 32000 | 2260 | 42690 |
| 834 | 1 | 2004-12-27 | DEUTSCHE BANK NATIONAL T | LSH | 40000 | 2260 | 42690 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 880 | 17700 | 18580 | 871.10 |
| 2020 | 880 | 17700 | 18580 | 756.62 |

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



402 W NORTH ST 43326

| | |
|---------------------------|-------------------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS |
| Story Height 2 | Sq-Ft Value |
| Floor Level | |
| Main | FRAME 678 87710 |
| Full Upper | FRAME 486 42220 |
| Basement | 272 5340 |
| Subtotal | 135270 |
| Shingle | Roof GABLE |
| Plaster/Drywall | X X Extra Features 9140 |
| Unfinished Wall | X Total Value 144410 |
| Floor/Pine | X X |
| Number of Rooms | 1 3 2 PUB SIDEWALK |
| Bedrooms | 3 |
| Central Heat | A Neighborhood: 3670 |
| FORCED AIR | Code: 1.0900 |
| Plumbing | Dwl/Gar/NC% |
| Standard | 1 |

| Bldg Type | SHB+Cons | DixHt | Unit | Blt/Renov | Replace | Phy | Fnc | True |
|------------|----------|-----------|-------|-----------|-----------|----------|-------|------|
| 1 DWELLING | 2 F/C | FtxFt | Area | Grade | Cond | Value | Dpr | Dpr |
| 2 CARPORT | | 16X22 | 352 | C- | OLD/GD | 129970 | .40 | .20 |
| | | | | D | OLD/FR | 2160 | .70 | 710 |
| front lot | acres/ | effective | depth | actual | effective | extended | true | |
| | frontage | frontage | depth | factor | rate | value | value | |
| | 32.0000 | 32.00 | 132 | 94 | 120 | 113 | 3620 | 3620 |