PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-240055.0000 RES
H65 2026

sale

2023 BROOKS RENTALS LLC	2016-01-15	
2024 BROOKS RENTALS LLC	2016-01-15	
2025 BROOKS RENTALS LLC	2016-01-15	
2026 BROOKS RENTALS LLC	2016-01-15	CALLAMS 1ST W 1/2 14
402 W NORTH ST	6QC	
	$0	
KENTON OH 43326		

Eff Rate: – 44.66 — 47.03 — 46.74 — 46.74 — a/r

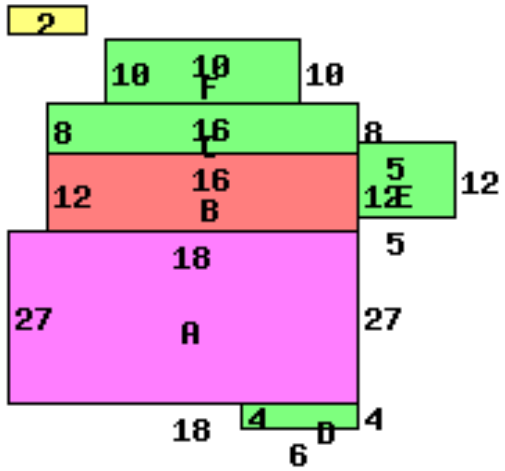
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3630	3630	3630	3630		3630	4170	4160
Bldg100%	68710	68710	68710	68710		68710	94540	94550
Totl100%	72340t	72340t	72340t	72340t		72340t	98710t	98710t
Cauv100%								
Tax Value:								
Land 35%	1270	1270	1270	1270		1270	1460	1460
Bldg 35%	24050	24050	24050	24050		24050	33090	33090
Totl 35%	25320t	25320t	25320t	25320t		25320t	34550t	34550t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1041.08	1101.34	1094.10	1094.10	1094.10			
Sp-Asmnt	20.95	30.54	30.54	30.54				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		486		a	*MAIN
1 B	F	A		192		b	ADDTN
B	EFP	P		128	5120	c	PORCH
	OFP	P		24	720	d	PORCH
	OFP	P		60	1800	e	PORCH
	DK	P		100	1500	f	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	1WD	16900	2510	48170
315	1	2007-06-21	RESIDENTIAL FUNDING CO L	1QC	50680	2510	48170
437	1	2006-07-14	AMERIQUEST FUNDING II	1SD	35000	2510	48170
424	1	2005-06-30	VANSANT ROGER A SR	1WD	78000	2260	42690
177	1	2005-03-25	WEAVER PHILLIP L	1WD	32000	2260	42690
834	1	2004-12-27	DEUTSCHE BANK NATIONAL T	1SH	40000	2260	42690

Year	Land	Bldg	Total	Net Tax
2022	880	17700	18580	867.94
2021	880	17700	18580	871.10

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

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	678	87710
	Full Upper	FRAME	486	42220
	Basement		272	5340
	Subtotal			135270
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Extra Features	9140
Unfinished Wall	X	Total Value	144410
Floor/Pine	X		
Number of Rooms	1 3 2	PUB SIDEWALK	
Bedrooms	3		
		Neighborhood:	
Central Heat	A	Code:	3670
FORCED AIR		Dwl/Gar/NC%	1.5000
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	2 F/C		1164		C-	OLD/GD	129970	.40	.20	93580
2	CARPORT		16X22	352		D	OLD/FR	2160	.70		970

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	32.0000	32.00	132	94	138	130	4160	4160

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

36-240055.0000-v082020R