

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-250024.0000
E47

RES
2025

sale

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

2022 MANN'S EDDIE R	1999-04-22
2023 KACI RENTALS LLC	2022-05-19
2024 KACI RENTALS LLC	2022-05-19
2025 KACI RENTALS LLC	2022-05-19 I G WMS 72
626 W LIMA ST	3WD
KENTON OH 43326	\$140,000

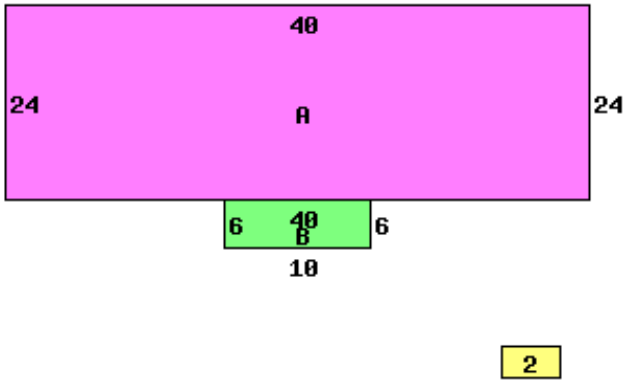
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5230	7430	7430	7430	7420
Bldg100%	55630	57770	57770	57770	57780
Totl100%	60860t	65200t	65200t	65200t	65200t
Cauv100%					
Tax Value:					
Land 35%	1830	2600	2600	2600	2600
Bldg 35%	19470	20220	20220	20220	20220
Totl 35%	21300t	22820t	22820t	22820t	22820t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	995.00	938.28	992.60	986.08	
Sp-Asmnt	21.25	21.25	30.63	30.63	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		960	240	b	PORCH
	STP	P		60	240		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
243	3	2022-05-19	KACI RENTALS LLC	3WD	140000	5230	55630
214	1	1999-04-22	MANN'S EDDIE R	1WD	45000	6690	35140
85	1	1999-03-01	PHILLIPS LARRY E	1AF	0	6690	35140
392	1	1997-09-19	PHILLIPS LARRY E	1WD *	0	6690	35140

Year	Land	Bldg	Total	Net Tax
2021	1830	19470	21300	998.62
2020	1830	19470	21300	867.38

project
902 MAIN DISTRICT CONSERVANCY XA/2025
500 HARDIN COUNTY LANDFILL XA/2025



626 W LIMA ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	960	100780
Shingle	100780	
Plaster/Drywall	240	
Floor/Carpet	101020	
Number of Rooms		
Bedrooms		
Central Heat		
ELECTRIC	3670	
Plumbing		
Standard	1.0900	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	16X24	960	D	1982FR	0820	.38	54620
2 Garage			384	C-	1986AV	8290	.65	3160
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value	
	80.9000	72.00	112	86	120	103	7420	7420