

PLEASANT TWP
KENTON CORP

00350

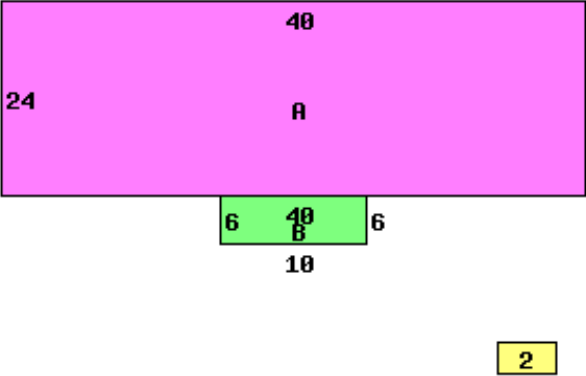
Hardin County, Ohio
Michael T. Bacon, Auditor

36-250024.0000
E47

RES
2024

Sale		Eff. Rate: - 50.76 - 50.59 - 44.66 - 47.03 - a/r					
2021 MANNS EDDIE R	1999-04-22	Tax Year	2021	2022	2023	2024	CAMA
2022 MANNS EDDIE R	1999-04-22	Prop Cls	510	510	510	510	510
2023 KACI RENTALS LLC	2022-05-19	Acres					
2024 KACI RENTALS LLC	2022-05-19 I G WMS 72	Land100%	5230	5230	7430	7430	7420
626 W LIMA ST	3WD	Bldg100%	55630	55630	57770	57770	57780
KENTON OH 43326	\$140,000	Totl100%	60860t	60860t	65200t	65200t	65200t
		Cauv100%					
		Tax Value:					
		Land 35%	1830	1830	2600	2600	2600
		Bldg 35%	19470	19470	20220	20220	20220
		Totl 35%	21300t	21300t	22820t	22820t	22820t
		Hmstd35%					
		Owner 0c					
		Hmstd RB					
		Net Tax	998.62	995.00	938.28	992.60	
		Sp-Asmnt	21.26	21.25	21.25	30.63	

SHB+ 1	CONS F/C STP	TYPE M P	FACT	SQ-FT 960 60	VALUE 240	a b	*MAIN PORCH				
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	MANNS 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							
2020	1830	19470	21300	867.38							
2019	1740	16090	17830	702.12							
p r o j e c t							ben acres		/ %	factor	
902	MAIN DISTRICT CONSERVANCY		XA/2024								
500	HARDIN COUNTY LANDFILL		XA/2024								



Occupancy 1 Single Family		*DWELLING COMPUTATIONS		Sq-Ft		Value		Bldg Type		SHB+Cons		DixHt		Area		Unit		Grade		Blt/Renov		Cond		Replace		Phy		Fnc		True	
Story Height	1	Main	FRAME	960	100780	100780	1	DWELLING	1	F/C	16X24	960	384	D	1982FR	80820	.38	54620													
Floor Level		Subtotal	GABLE				2	Garage																							
Shingle	B 1 2 U A	Roof									acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value													
Plaster/Drywall	D			Extra Features	240		front lot				80.9000	72.00	112	86	120	103	7420	7420													
Floor/Carpet	X			Total Value	101020																										
Number of Rooms	4																														
Bedrooms	2			PUB SIDEWALK																											
Central Heat	A			Neighborhood:																											
ELECTRIC				Code:	3670																										
Plumbing				Dwl/Gar/NC%	1.0900																										
Standard	1																														