

PLEASANT TWP
KENTON CORP

00350

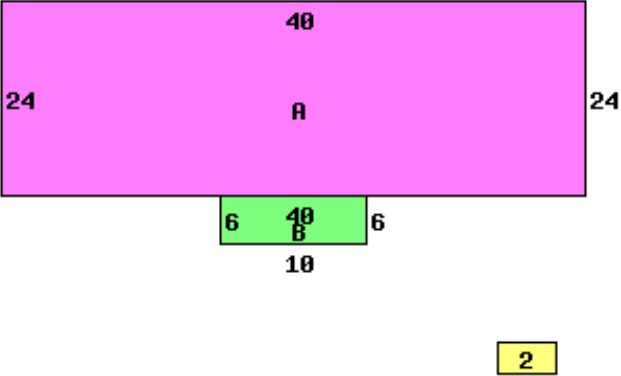
Hardin County, Ohio
Michael T. Bacon, Auditor

36-250024.0000
E47

RES
2025

sale		Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r			
2022 MANNS EDDIE R	1999-04-22	Tax Year	2022	2023	2024
2023 KACI RENTALS LLC	2022-05-19	Prop Cls	510	510	510
2024 KACI RENTALS LLC	2022-05-19	Acres			
2025 KACI RENTALS LLC	2022-05-19 I G WMS 72	Land100%	5230	7430	7430
626 W LIMA ST	3WD	Bldg100%	55630	57770	57770
KENTON OH 43326	\$140,000	Totl100%	60860t	65200t	65200t
		Cauv100%			
		Tax Value:			
		Land 35%	1830	2600	2600
		Bldg 35%	19470	20220	20220
		Totl 35%	21300t	22820t	22820t
		Hmstd35%			
		Owner 0c			
		Hmstd RB			
		Net Tax	995.00	938.28	992.60
				986.08	
		Sp-Asmnt	21.25	21.25	30.63
				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			
2021	1830	19470	21300	998.62			
2020	1830	19470	21300	867.38			
p r o j e c t				ben acres	/ %	factor	
902 MAIN DISTRICT CONSERVANCY				XA/2025			
500 HARDIN COUNTY LANDFILL				XA/2025			



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							1 DWELLING	1 F/C	16X24	960	Rate	D	1982FR	80820	80820	.38	Dpr	54620
Floor Level		Main	FRAME	960	100780			2 Garage			384		C-	1986AV	8290	8290	.65	Dpr	3160
Shingle		Subtotal	GABLE		100780				acres/	effective	depth	depth	actual	effective	extended	true			
		Roof						front lot	frontage	frontage	factor	factor	rate	rate	value	value			
Plaster/Drywall	B 1 2 U A	D				Extra Features	240		80.90000	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																		