

PLEASANT TWP
KENTON CORP

00350

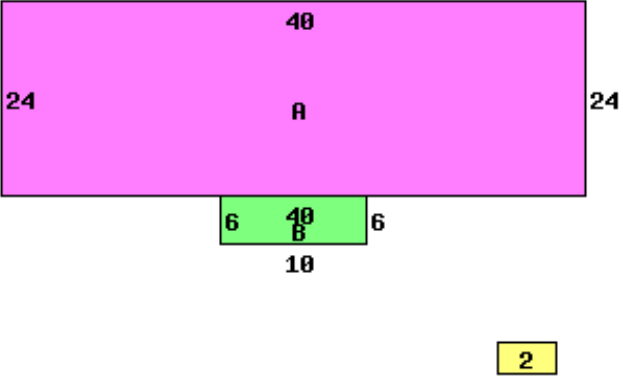
Hardin County, Ohio
Michael T. Bacon, Auditor

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												
Story Height 1				Sq-Ft	Value	Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
Floor Level						1 DWELLING	1 F/C	FtxFt	960		D	1982FR	80820	.38		54620
						2 Garage		16X24	384		C-	1986AV	8290	.65		3160
Shingle	B 1 2 U A	Main Subtotal	FRAME	960	100780											
		Roof	GABLE		100780											
Plaster/Drywall	D			Extra Features	240	front lot	acres/	effective		depth	depth	actual	effective	extended	value	true
Floor/Carpet	X			Total Value	101020		frontage	frontage		factor	rate	rate	rate	value	value	
Number of Rooms	4						80.9000	72.00		112	86	120	103	7420	7420	
Bedrooms	2			PUB SIDEWALK												
Central Heat	A			Neighborhood:												
ELECTRIC				Code:	3670											
Plumbing				Dwl/Gar/NC%	1.0900											
Standard	1															