

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

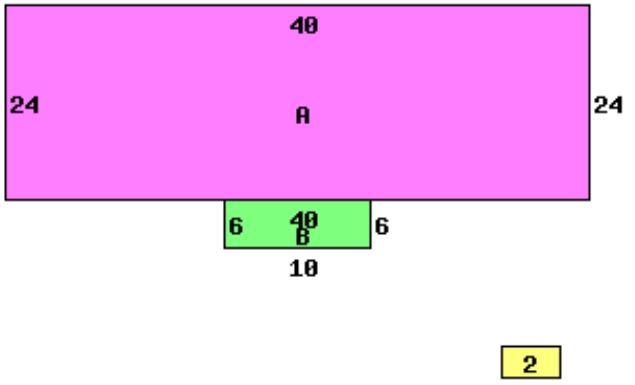
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
|------|------|------|------|-------|-------|---|-------|
| 1 | F/C | M | | 960 | 240 | b | PORCH |
| STP | P | | | 60 | 240 | | |

| 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 ben acres / % factor

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 | 1.0900 | |
| Standard | | |

| 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/ | effective | depth | actual | effective | extended | true | |
| | frontage | frontage | depth | factor | rate | value | value | |
| | 80.9000 | 72.00 | 112 | 86 | 120 | 103 | 7420 | 7420 |