

PLEASANT TWP
KENTON CORP

00350

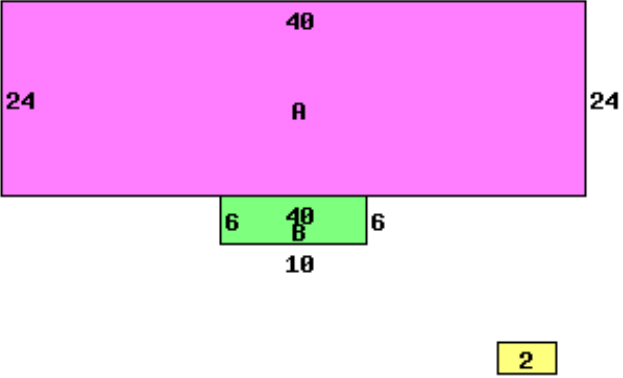
Hardin County, Ohio
Michael T. Bacon, Auditor

36-250024.0000
E47

RES
2025

2022 MANNS EDDIE R		1999-04-22	Tax Year					2022	2023	2024	2025	2025	CAMA
2023 KACI RENTALS LLC		2022-05-19	Prop Cls					510	510	510	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	7430	8570
626 W LIMA ST		3WD		Bldg100%					55630	57770	57770	57770	79510
KENTON OH 43326		\$140,000		Totl100%					60860t	65200t	65200t	65200t	88080t
				Cauv100%									
				Tax Value:									
				Land 35%					1830	2600	2600	2600	3000
				Bldg 35%					19470	20220	20220	20220	27830
				Totl 35%					21300t	22820t	22820t	22820t	30830t
				Hmstd35%									
				Owner 0c									
				Hmstd RB									
				Net Tax					995.00	938.28	992.60	986.08	986.08
				Sp-Asmnt					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			
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		Blt/Renov		Replace		Phy		Fnc		True	
Story Height 1						1 DWELLING		1 F/C		16X24		960				D		1982FR		.38		Dpr		75160	
Floor Level						2 Garage						384				C-		1986AV		.65		Dpr		4350	
Shingle										acres/ frontage		effective frontage		depth factor		actual rate		effective rate		extended value				true value	
						front lot				80.9000		72.00		112		138		119		8570				8570	
Plaster/Drywall																									
Floor/Carpet																									
Number of Rooms																									
Bedrooms																									
Central Heat																									
ELECTRIC																									
Plumbing																									
Standard																									