PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-250024.0000 RES
E47 2026

sale

2023 KACI RENTALS LLC	2022-05-19	
2024 KACI RENTALS LLC	2022-05-19	
2025 KACI RENTALS LLC	2022-05-19	
2026 KACI RENTALS LLC	2022-05-19	I G WMS 72
626 W LIMA ST	3WD	
	$140,000	
KENTON OH 43326		

Eff Rate:– 44.66 — 47.03 — 46.74 — 46.74 — a/r

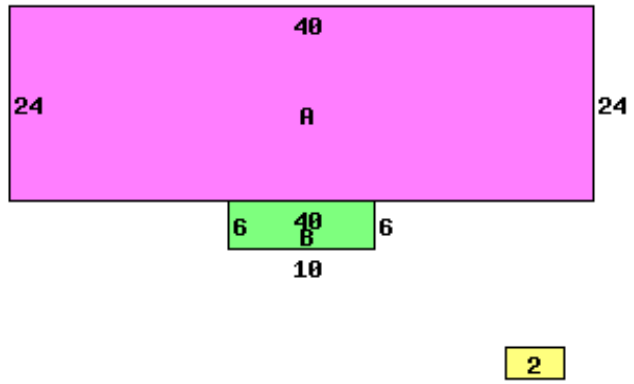
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7430	7430	7430	7430		7430	8570	8570
Bldg100%	57770	57770	57770	57770		57770	79510	79510
Totl100%	65200t	65200t	65200t	65200t		65200t	88090t	88080t
Cauv100%								
Tax Value:								
Land 35%	2600	2600	2600	2600		2600	3000	3000
Bldg 35%	20220	20220	20220	20220		20220	27830	27830
Totl 35%	22820t	22820t	22820t	22820t		22820t	30830t	30830t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	938.28	992.60	986.08	986.08	986.08			
Sp-Asmnt	21.25	30.63	30.63	30.63				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		960		a	*MAIN
	STP	P		60	240	b	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
2022	1830	19470	21300	995.00
2021	1830	19470	21300	998.62

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



626 W LIMA ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	960	100780
	Subtotal			100780
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Extra Features	240
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%	1.5000
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		960		D	1982FR	80820	.38		75160
2	Garage		16X24	384		C-	1986AV	8290	.65		4350

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	80.9000	72.00	112	86	138	119	8570	8570

Call Back: Sign: PSN Date: 2015-04-09 Lister:

36-250024.0000-v082020R