

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-250064.0000
H30

RES
2025

sale

Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

2022	NATIONWIDE SERVICING	2019-12-18
2023	NATIONWIDE SERVICING	2019-12-18
2024	EVERLY MAE REAL ESTAT	2023-04-24
2025	EVERLY MAE REAL ESTATE	2023-04-24
	534 W NORTH ST	2QC
	KENTON OH 43326	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3740	5290	5290	5290	5280
Bldg100%	54260	42110	42110	42110	42110
Totl100%	58000t	47400t	47400t	47400t	47390t
Cauvl00%					
Tax Value:					
Land 35%	1310	1850	1850	1850	1850
Bldg 35%	18990	14740	14740	14740	14740
Totl 35%	20300t	16590t	16590t	16590t	16590t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	948.28	682.12	721.62	716.86	
Sp-Asmnt	21.02	21.02	28.28	28.28	

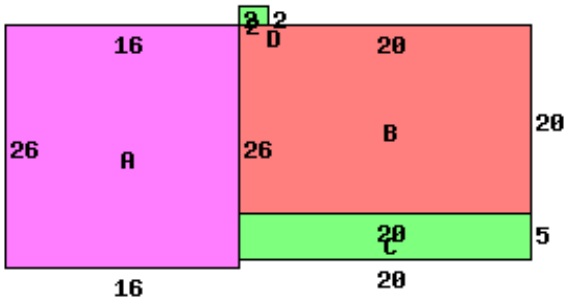
SHB+	CON	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		416			
1	F/C	A		400		b	ADDTN
	OFF	P		100	3000	c	PORCH
	STP	P		4	20	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
95	2	2023-04-24	EVERLY MAE REAL ESTATE FU	2QC *	0	3740	54260
565	2	2019-12-18	NATIONWIDE SER	2QC *	21607	3570	43430
536	2	2018-10-30	EXPAND CAPITAL FUND II LL	2QC *	100	3570	43430
101	2	2018-03-19	WEST HOLDINGS LLC	2QC	7000	3570	43430
48	2	2013-02-06	HARBOUR PORTFOLIO VII LP	2WD	12884	4230	41510
387	2	2012-09-17	FEDERAL NATIONAL MORTGAGE	2WD *	0	4230	41510
556	2	2006-09-12	PIFER BRIDGET E	2WD	61450	3710	39910
674	1	1995-07-21	SHIRK RUSSELL L & TERRI	1WD	27500	3510	17600
446	1	1991-06-10		1UN *	15000	0	21710

Year	Land	Bldg	Total	Net Tax
2021	1310	18990	20300	951.74
2020	1310	18990	20300	826.66

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

2



534 W NORTH ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	816 96680
	Part Upper	FRAME	416 22960
	Subtotal		119640
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	D P	Extra Features	3020
Floor/Carpet	X X	Total Value	122660
Floor/Tile-Lino	L		
Number of Rooms	4 2	PUB SIDEWALK	
Bedrooms	1 2		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3670
Plumbing		Dwl/Gar/NC%	1.0900
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C	1232		Cond	Value	Dpr	Dpr	Value
2 Shed	*PP	8X10	80	OLD/FR	110390	.65		42110
				OLD/	0			0
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
	66.0000	66.00	66	67	120	80	5280	5280