PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-250084.0000 RES
E105 2026

## sale

| | | |
|---|---|---|
| 2023 | BROWN CEDRIC J | 2020-01-28 |
| 2024 | BROWN CEDRIC J | 2020-01-28 |
| 2025 | BROWN CEDRIC J | 2020-01-28 |
| 2026 | BROWN CEDRIC J | 2020-01-28 I G WMS 10 |
| | 451 W CARROL ST | 1QC |
| | | $0 |
| | KENTON OH 43326 | |

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

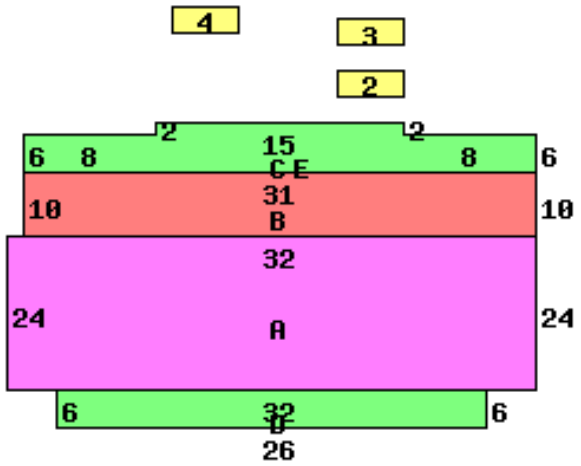
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 7860 | 7860 | 7860 | 7860 | | 7860 | 9000 | 9000 |
| Bldg100% | 130570 | 130570 | 130570 | 130570 | | 130570 | 179660 | 179670 |
| Totl100% | 138430t | 138430t | 138430t | 138430t | | 138430t | 188660t | 188670t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 2750 | 2750 | 2750 | 2750 | | 2750 | 3150 | 3150 |
| Bldg 35% | 45700 | 45700 | 45700 | 45700 | | 45700 | 62880 | 62880 |
| Totl 35% | 48450t | 48450t | 48450t | 48450t | | 48450t | 66030t | 66030t |
| Hmstd35% | | | | | | | | |
| Owner Oc | | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1992.10 | 2107.44 | 2093.56 | 2093.56 | 2093.56 | | | |
| Sp-Asmnt | 22.15 | 38.07 | 38.07 | 38.07 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 2 B | F | M | | 768 | | a | *MAIN |
| 1 | F/C | A | | 310 | | b | ADDTN |
| | CAN | P | | 216 | 1730 | c | PORCH |
| | OFP | P | | 156 | 4680 | d | PORCH |
| | DK | P | | 216 | 3240 | e | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 30 | 1 | 2020-01-28 | BROWN CEDRIC J | 1QC | * | 0 | 5230 | 82370 |
| 596 | 1 | 1992-06-29 | | 1UN | * | 0 | 0 | 28800 |
| 504 | 1 | 1992-06-03 | | 1UN | * | 0 | 0 | 28800 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 1920 | 35620 | 37540 | 1753.60 |
| 2021 | 1920 | 35620 | 37540 | 1760.00 |

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




451 W CARROL ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 2 | | | | |
| Floor Level | Main | FRAME | 1078 | 103700 |
| | Full Upper | FRAME | 768 | 56200 |
| | Basement | | 768 | 14370 |
| | Subtotal | | | 174270 |
| Shingle | Roof | MANSARD | | |

| | B | 1 | 2 | U | A |
|---|---|---|---|---|---|
| Plaster/Drywall | | | X | | |
| Panelled Wall | | X | | | |
| Unfinished Wall | X | | | | |
| Floor/Pine | | | X | X | |
| Floor/Tile-Lino | | | X | X | |
| Number of Rooms | | 1 | 6 | 4 | |
| Bedrooms | | | 2 | 4 | |
| Central Heat | | | | A | |
| FORCED AIR | | | | | |
| Plumbing | | | | | |
| Standard | | 1 | | | |
| Extra 3 Fixture | | 1 | | | |

| | |
|---|---|
| Plumbing | 2100 |
| Extra Features | 9650 |
| Total Value | 186020 |
| PUB SIDEWALK | |
| Neighborhood: | |
| Code: | 3670 |
| Dwl/Gar/NC% | 1.5000 |

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | 2 B F | | 1846 | | C | OLD/GD | 186020 | .40 | | 167420 |
| 2 | Garage | | 20X26 | 520 | | C | 1986AV | 12480 | .65 | | 6550 |
| 3 | Garage | CAR | 12X30 | 360 | | D | 2008AV | 6910 | .45 | | 5700 |
| 4 | Shed | *PP | 8X10 | 80 | | | OLD/ | 0 | | | 0 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 60.0000 | 60.00 | 180 | 109 | 138 | 150 | 9000 | 9000 |

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

36-250084.0000-v082020R