

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-250098.0000
A81

RES
2025

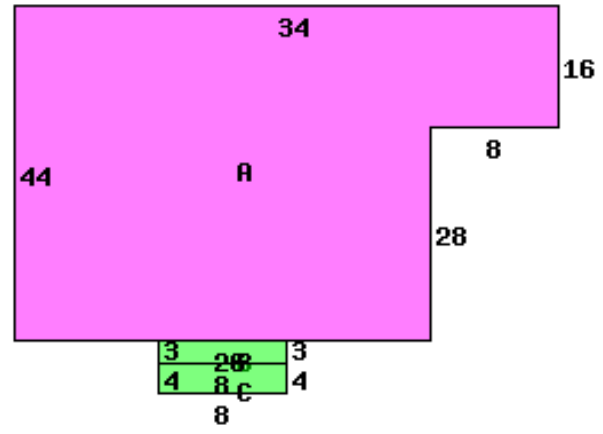
sale

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

2022	JOHNSON BRETT A & AMY	2004-04-23
2023	JOHNSON BRETT A & AMY	2004-04-23
2024	JOHNSON BRETT A & AMY	2004-04-23
2025	B & A HOLDINGS LLC	2024-02-07 I G WMS OL 49
	311 N GLENDALE ST	10
		\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4000	5710	5710	5710	5700
Bldg100%	59200	73540	73540	73540	73530
Totl100%	63200t	79260t	79260t	79260t	79230t
Cauv100%					
Tax Value:					
Land 35%	1400	2000	2000	2000	1990
Bldg 35%	20720	25740	25740	25740	25740
Totl 35%	22120t	27740t	27740t	27740t	27730t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1033.30	1140.58	1206.60	1198.66	
Sp-Asmnt	21.14	21.14	31.16	31.16	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE			
1	F	M		1272		a	*MAIN	
	EFF	P		24	960	b	PORCH	
	OFF	P		32	960	c	PORCH	
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd	
67	10	2024-02-07	B & A HOLDINGS LLC	10 *	0	5710	73540	
204	1	2004-04-23	JOHNSON BRETT A & AMY M	1WD	4000	3540	11170	
Year	Land	Bldg	Total	Net Tax				
2021	1400	20720	22120	1037.06				
2020	1400	20720	22120	900.76				
Project	ben acres			/ %	factor			
902	MAIN DISTRICT CONSERVANCY		XA/2025					
500	HARDIN COUNTY LANDFILL		XA/2025					



311 N GLENDALE 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1272	105160
Shingle	Main Subtotal	105160
	Roof	HIP
Plaster/Drywall	D	Extra Features 1920
Floor/Carpet	X	Total Value 107080
Number of Rooms	5	
Bedrooms	2	PUB PAVED ST/RD
Central Heat	A	Neighborhood:
Plumbing Standard	1	Code: 3670
		Dwl/Gar/NC% 1.0900

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
1 DWELLING	1 F	FtxFt	Area	Grade	Cond	Value	Dpr	Dpr	Value
		1272	1272	C-	1920VG	96370	.30		73530
front lot	acres/	effective	depth	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	rate	value	value	
		50.00	138	95	120	114	5700	5700	