

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-250106.0000
H31

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 |
| | W NORTH ST | I G WMS PT 29 |
| | | 2QC |
| | \$0 | |

| | | | | | |
|------------|-------|-------|-------|-------|-------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 500 | 500 | 500 | 500 | 500 |
| Acres | | | | | |
| Land100% | 3970 | 5600 | 5600 | 5600 | 5600 |
| Bldg100% | | | | 0 | |
| Totl100% | 3970t | 5600t | 5600t | 5600t | 5600t |
| Cauvl00% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 1390 | 1960 | 1960 | 1960 | 1960 |
| Bldg 35% | | | | | 0 |
| Totl 35% | 1390t | 1960t | 1960t | 1960t | 1960t |
| Hmstd35% | | | | | |
| Owner 0c | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 64.92 | 80.58 | 85.24 | 84.68 | |
| Sp-Asmnt | 2.08 | 2.08 | 6.51 | 6.51 | |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|---------------------------|---------------|--------|---------|---------|
| 95 | 2 | 2023-04-24 | EVERLY MAE REAL ESTATE FU | 2QC * | 0 | 3970 | 0 |
| 565 | 2 | 2019-12-18 | NATIONWIDE SER | 2QC | 21607 | 3770 | 0 |
| 536 | 2 | 2018-10-30 | EXPAND CAPITAL FUND II LL | 2QC * | 100 | 3770 | 0 |
| 101 | 2 | 2018-03-19 | WEST HOLDINGS LLC | 2QC | 7000 | 3770 | 0 |
| 48 | 2 | 2012-02-06 | HARBOUR PORTFOLIO VII LP | 2WD | 12884 | 4490 | 0 |
| 387 | 1 | 2012-07-17 | FEDERAL NATIONAL MORTGAGE | 2WD * | 0 | 4490 | 0 |
| 556 | 2 | 2006-09-12 | PIFER BRIDGET E | 2WD | 61450 | 3940 | 0 |
| 303 | 1 | 2000-05-26 | SHIRK RUSSELL & TERRI | 1QC | 500 | 3600 | 0 |
| 266 | 0 | 1988-04-14 | | * | 0 | 0 | 4000 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|------|-------|---------|
| 2021 | 1390 | 0 | 1390 | 65.16 |
| 2020 | 1390 | 0 | 1390 | 56.60 |

Project 902 MAIN DISTRICT CONSERVANCY XA/2025 ben acres / % factor

W NORTH ST

PUB SIDEWALK

Neighborhood:
Code: 3670
Dwl/Gar/NC% 1.0900

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|-----------|--------------------|-----------------------|-------|-----------------|----------------|-------------------|-------------------|---------------|
| front lot | 70.0000 | 70.00 | 66 | 67 | 120 | 80 | 5600 | 5600 |