PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-260009.0000 RES
A46 2025

sale

2022 ABURTO RENTALS LLC	2019-03-11
2023 ABURTO RENTALS LLC	2019-03-11
2024 ABURTO RENTALS LLC	2019-03-11
2025 ABURTO RENTALS LLC	2019-03-11 G S WMS 9
317 N IDA ST	8QC
	$0
KENTON OH 43326	

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4200	6000	6000	6000	6000
Bldg100%	46830	60570	60570	60570	60570
Totl100%	51030t	66570t	66570t	66570t	66570t
Cauv100%					
Tax Value:					
Land 35%	1470	2100	2100	2100	2100
Bldg 35%	16390	21200	21200	21200	21200
Totl 35%	17860t	23300t	23300t	23300t	23300t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	834.30	958.02	1013.48	1006.82	
Sp-Asmnt	20.92	20.92	30.02	30.02	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1332		a	*MAIN
	CAR	G		408	3100	b	GRAGE
	CAN	P		84	670	c	PORCH
	STP	P		84	340	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
78	8	2019-03-11	ABURTO RENTALS LLC	8QC *	0	4000	38200
300	2	2018-06-21	VARGAS BRENDA & JOSE ABUR	2WD	24000	4000	38200
200	2	2018-05-08	DEUTSCHE BANK NATIONAL TR	2SD	22000	4000	38200
474	2	2005-07-20	GRAVES MICHAEL	2WD	75000	3340	51770
93	2	2005-02-08	WEAVER PHILLIP	2WD	35000	3340	51770
634	2	2004-10-05	DEUTSCHE BANK NATIONAL T	2DD	39200	3340	51770
720	2	1997-11-25	PITT REJEAN Z & MELODY S	2SD	65000	3510	36030
1152	2	1995-11-27	CARTER ROBERT E & PAULIN	2WD	52000	3510	34200
1020	1	1991-12-11		1WD	45000	0	25310

Year	Land	Bldg	Total	Net Tax
2021	1470	16390	17860	837.34
2020	1470	16390	17860	727.30

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			

317 N IDA ST 43326

Occupancy 1 Single Family

Story Height 1
Floor Level

			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1332	106760
	Basement		666	12610
	Subtotal			119370
Shingle	Roof	GABLE		

	B 1 2 U A
Plaster/Drywall	X
Panelled Wall	X
Unfinished Wall	X
Floor/Hardwood	X
Floor/Carpet	X
Number of Rooms	1 6
Bedrooms	3
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1

Garages and Carports	3100
Extra Features	1010
Total Value	123480
PUB SIDEWALK	
Neighborhood:	
Code:	3670
Dwl/Gar/NC%	1.0900

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1332		C	OLD/AV	123480	.55		60570
2	Shed	*PP	8X10	80			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	50.0000	50.00	150	100	120	120	6000	6000

Call Back: Sign: PSN Date: 2015-01-27 Lister: 36-260009.0000-v082020R