

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-260029.0000
A67

RES
2025

sale

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

| | | |
|-----------------|------------|--|
| 2022 MOHN JOANN | 2014-08-25 | |
| 2023 MOHN JOANN | 2014-08-25 | |
| 2024 MOHN JOANN | 2014-08-25 | |
| 2025 MOHN JOANN | 2014-08-25 | |
| 325 N OAK ST | 2DF | |
| KENTON OH 43326 | \$40,000 | |

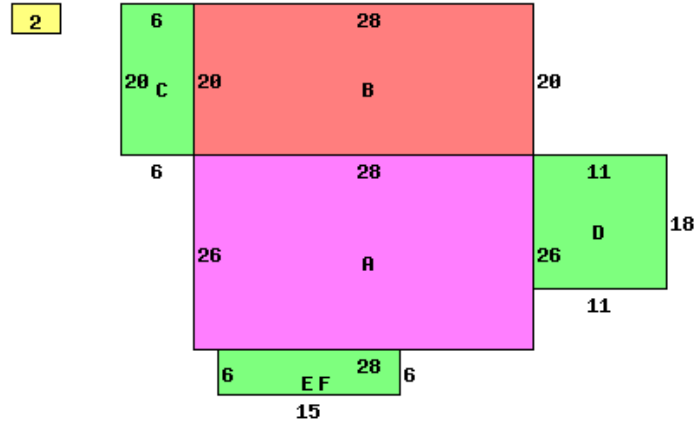
| | | | | | |
|------------|--------|--------|---------|--------|--------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | |
| Land100% | 5460 | 7800 | 7800 | 7800 | 7800 |
| Bldg100% | 69310 | 88430 | 88430 | 88430 | 88420 |
| Totl100% | 74770t | 96230t | 96230t | 96230t | 96220t |
| Cauvl00% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 1910 | 2730 | 2730 | 2730 | 2730 |
| Bldg 35% | 24260 | 30950 | 30950 | 30950 | 30950 |
| Totl 35% | 26170t | 33680t | 33680t | 33680t | 33680t |
| Hmstd35% | | | | | |
| Owner Oc | 25.38 | 29.80 | 29.78 | 29.70 | |
| Hmstd RB | 400.22 | 368.96 | 417.58 | 429.66 | |
| Net Tax | 796.88 | 986.06 | 1017.64 | 995.98 | |
| Sp-Asmnt | 21.35 | 21.35 | 32.70 | 32.70 | |

| | | | | | | | |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 1 B | F | M | | 728 | | b | ADDTN |
| 1 B | F | A | | 560 | | c | PORCH |
| | EPF | P | | 120 | 4800 | d | PORCH |
| | CVP | P | | 198 | 4550 | e | PORCH |
| | CAN | P | | 90 | 720 | f | PORCH |
| | STP | P | | 90 | 360 | | |

| | | | | | | | |
|-------|----|------------|------------------|---------------|--------|---------|---------|
| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:blgd |
| 364 | 2 | 2014-08-25 | MOHN JOANN | 2DF * | 40000 | 6230 | 60230 |
| 410 | 4 | 1995-05-18 | MCKEAN WILBERT T | CT * | 0 | 3110 | 30510 |

| | | | | |
|------|------|-------|-------|---------|
| Year | Land | Bldg | Total | Net Tax |
| 2021 | 1910 | 24260 | 26170 | 799.84 |
| 2020 | 1910 | 24260 | 26170 | 692.36 |

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



325 N OAK ST 43326

| | | | |
|---------------------------|------------------------|------------------|-------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS | Sq-Ft | Value |
| Story Height 1 | | | |
| Floor Level | Main | FRAME | 1288 106480 |
| | Basement | | 1288 23840 |
| | Subtotal | | 130320 |
| Metal | Roof | GABLE | |
| | B 1 2 U A | | |
| Plaster/Drywall | X | Air Conditioning | 2320 |
| Panelled Wall | X | Extra Features | 10430 |
| Unfinished Wall | X | Total Value | 143070 |
| Floor/Pine | X | | |
| Floor/Carpet | X | PUB PAVED ST/RD | |
| Floor/Concrete | X | Topo: STEEP | |
| Floor/Tile-Lino | X | | |
| Number of Rooms | 1 5 | Neighborhood: | |
| Bedrooms | 3 | Code: | 3670 |
| | | Dwl/Gar/NC% | 1.0900 |
| Central Heat | A | | |
| F-A/ELECT | | | |
| Central A/C | A | | |
| Plumbing | | | |
| Standard | 1 | | |

| | | | | | | | |
|------------|----------|-------|------|-----------|---------|---------|-------|
| Bldg Type | SHB+Cons | DixHt | Unit | Blt/Renov | Replace | Phy Fnc | True |
| 1 DWELLING | 1 B F | FtxFt | Area | Grade | Cond | Dpr Dpr | Value |
| 2 CARPORT | *PP | 18X20 | 360 | C- | 1956GD | .37 | 88420 |
| | | | | OLD/ | 128760 | 0 | 0 |
| front lot | 50.0000 | 65.00 | 150 | 100 | 120 | 7800 | 7800 |

| | | | | | | |
|----------|-----------|-------|--------|-----------|----------|-------|
| acres/ | effective | depth | actual | effective | extended | true |
| frontage | frontage | depth | factor | rate | value | value |
| 50.0000 | 65.00 | 150 | 100 | 120 | 7800 | 7800 |