

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-260035.0000  
A73

RES  
2025

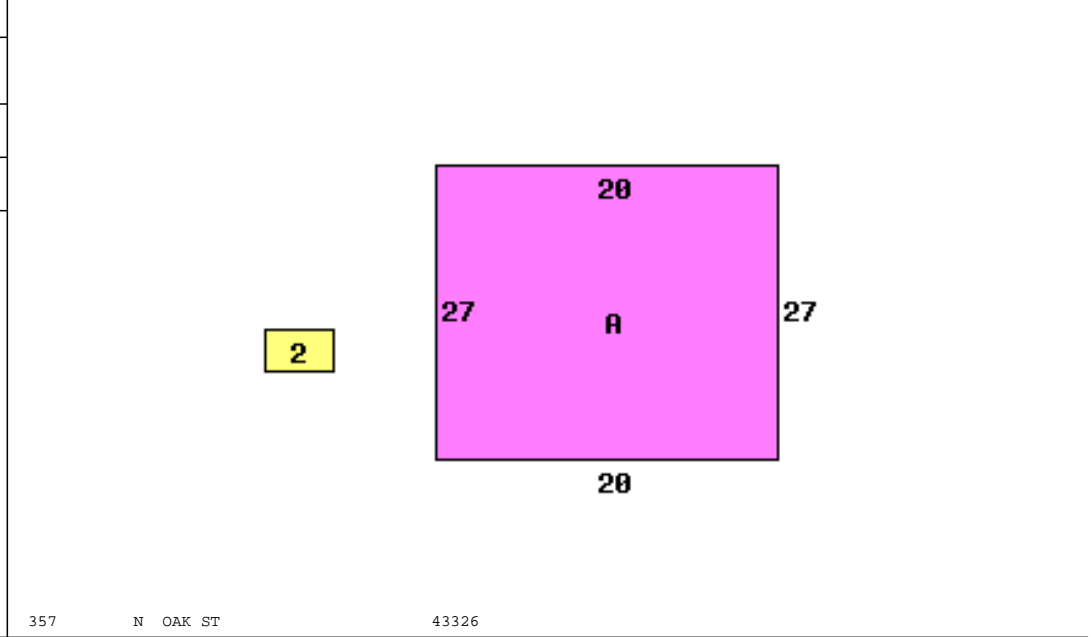
sale

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

|                           |                       |
|---------------------------|-----------------------|
| 2022 FLOWERS KENNETH PAUL | 2014-07-03            |
| 2023 FLOWERS KENNETH PAUL | 2014-07-03            |
| 2024 FLOWERS KENNETH PAUL | 2014-07-03            |
| 2025 FLOWERS KENNETH PAUL | 2014-07-03 G S WMS 35 |
| 357 N OAK ST              | 5QC                   |
| KENTON OH 43326           | \$0                   |

|            |        |        |        |        |        |
|------------|--------|--------|--------|--------|--------|
| Tax Year   | 2022   | 2023   | 2024   | 2025   | CAMA   |
| Prop Cls   | 510    | 510    | 510    | 510    | 510    |
| Acres      | 3940   | 5660   | 5660   | 5660   | 5650   |
| Land100%   | 13090  | 24570  | 24570  | 24570  | 24570  |
| Bldg100%   | 17030t | 30230t | 30230t | 30230t | 30220t |
| Totl100%   |        |        |        |        |        |
| Cauv100%   |        |        |        |        |        |
| Tax Value: |        |        |        |        |        |
| Land 35%   | 1380   | 1980   | 1980   | 1980   | 1980   |
| Bldg 35%   | 4580   | 8600   | 8600   | 8600   | 8600   |
| Totl 35%   | 5960t  | 10580t | 10580t | 10580t | 10580t |
| Hmstd35%   |        |        |        |        |        |
| Owner Oc   |        |        |        |        |        |
| Hmstd RB   |        |        |        |        |        |
| Net Tax    | 278.42 | 435.00 | 460.20 | 457.18 |        |
| Sp-Asmnt   | 20.31  | 20.31  | 26.73  | 26.73  |        |

| SHB+<br>1                     | CONS<br>F/C | TYPE<br>M  | FACT                 | SQ-FT<br>540  | VALUE  | a       | *MAIN   |
|-------------------------------|-------------|------------|----------------------|---------------|--------|---------|---------|
| Sale#                         | #p          | sale date  | To                   | Type/Invalid? | Sale\$ | co:land | co:bldg |
| 345                           | 5           | 2014-07-03 | FLOWERS KENNETH PAUL | 5QC *         | 0      | 4510    | 6600    |
| 344                           | 5           | 2014-07-03 | FLOWERS KENNETH PAUL | 6CT *         | 0      | 4510    | 6600    |
| 557                           | 9           | 2004-12-01 | FLOWERS JUDY K       | 9CT *         | 0      | 2910    | 2600    |
| Year                          | Land        | Bldg       | Total                | Net Tax       |        |         |         |
| 2021                          | 1380        | 4580       | 5960                 | 279.42        |        |         |         |
| 2020                          | 1380        | 4580       | 5960                 | 242.70        |        |         |         |
| p r o j e c t                 |             |            |                      | ben acres     | /      | %       | factor  |
| 902 MAIN DISTRICT CONSERVANCY |             |            |                      | XA/2025       |        |         |         |
| 500 HARDIN COUNTY LANDFILL    |             |            |                      | XA/2025       |        |         |         |



| Occupancy 1 Single Family |           | *DWELLING COMPUTATIONS |           |
|---------------------------|-----------|------------------------|-----------|
| Story Height              | 1         | Sq-Ft                  | Value     |
| Floor Level               | Main      | FRAME                  | 540 76490 |
| Shingle                   | Subtotal  | FRAME                  | 76490     |
|                           | Roof      | GABLE                  |           |
|                           | B 1 2 U A |                        |           |
| Plaster/Drywall           | X         | Heating                | -720      |
| Floor/Tile-Lino           | X         | Plumbing               | -2100     |
| Number of Rooms           | 2         | Total Value            | 73670     |
| Bedrooms                  | 1         |                        |           |
| Plumbing                  |           | PUB PAVED ST/RD        |           |
| Extra 2 Fixture           | 1         | Neighborhood:          |           |
|                           |           | Code:                  | 3670      |
|                           |           | Dwl/Gar/NC%            | 1.0900    |

| Bldg Type  | SHB+Cons | DixHt | Unit | Grade | Blt/Renov | Replace | Phy Dpr | Fnc Dpr | True Value |
|------------|----------|-------|------|-------|-----------|---------|---------|---------|------------|
| 1 DWELLING | 1 F/C    | 8X10  | 80   | D     | OLD/AV    | 58940   | .55     | .15     | 24570      |
| 2 Shed     | *PP      |       |      |       | OLD/FR    | 0       |         |         | 0          |
| front lot  | 50.0000  | 50.00 | 132  | 94    | 120       | 113     | 5650    |         | 5650       |