

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-300023.0000
F114

RES
2025

sale

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

2022 MCCLAIN JOHN M	2020-09-30
2023 4D VENTURES LLC	2022-05-26
2024 4D VENTURES LLC	2022-05-26
2025 4D VENTURES LLC	2022-05-26
504 N OAK ST	2022-05-26 CARYS W 15
	LWD
	\$20,000
KENTON OH 43326	

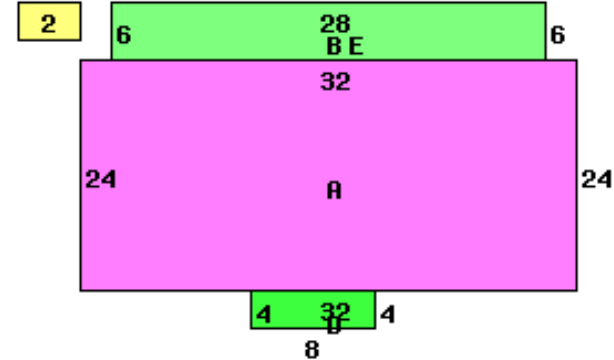
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	5200	7460	7460	7460	7460	7460
Bldg100%	34510	42940	42940	42940	42940	42950
Totl100%	39710t	50400t	50400t	50400t	50400t	50410t
Cauvl00%						
Tax Value:						
Land 35%	1820	2610	2610	2610	2610	2610
Bldg 35%	12080	15030	15030	15030	15030	15030
Totl 35%	13900t	17640t	17640t	17640t	17640t	17640t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	649.32	725.30	767.30	762.24	762.24	
Sp-Asmnt	20.71	20.71	28.55	28.55		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		768		b	PORCH
	CAN	P		168	1340	c	PORCH
	STP	P		32	130	d	PORCH
	CAN	P		32	260	e	PORCH
	PAT	P		168	500		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
255	1	2022-05-26	4D VENTURES LLC	LWD *	20000	5200	34510
395	1	2020-09-30	MCCLAIN JOHN M	LCT *	0	4940	27510
569	1	1992-06-19		LWD *	5000	0	14710
771	0	1986-09-19		*	0	0	14200
770	0	1986-09-19		*	0	0	14200

Year	Land	Bldg	Total	Net Tax
2021	1820	12080	13900	651.68
2020	1820	12080	13900	204.70

Project	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
	Basement	
	Subtotal	100790
Shingle	Roof	GABLE
Plaster/Drywall	X	Extra Features
Unfinished Wall	X	Total Value
Floor/Hardwood	X	
Floor/Pine	X	PUB PAVED ST/RD
Number of Rooms	1 3	
Bedrooms	1	Neighborhood:
Central Heat	A	Code:
FORCED AIR		Dwl/Gar/NC%
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F			Cond	Value	Dpr	Dpr	Value
2 Shed	*PP	8X8	64	Grade	87570	.55		42950
				OLD/AV	0	.65		0
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
	66.0000	66.00	132	94	113	7460	7460	