

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-300041.0000  
F74

RES  
2025

sale

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

2022 CWB RENTAL PROPERTIES	2006-08-15	
2023 CWB RENTAL PROPERTIES	2006-08-15	
2024 CWB RENTAL PROPERTIES	2006-08-15	
2025 CWB RENTAL PROPERTIES L	2006-08-15	
519 CENTER ST	11	
KENTON OH 43326	\$0	

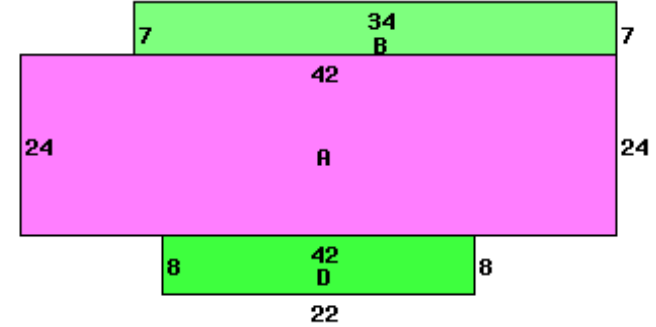
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5260	7510	7510	7510	7520
Bldg100%	51890	59140	59140	59140	59130
Totl100%	57140t	66660t	66660t	66660t	66650t
Cauv100%					
Tax Value:					
Land 35%	1840	2630	2630	2630	2630
Bldg 35%	18160	20700	20700	20700	20700
Totl 35%	20000t	23330t	23330t	23330t	23330t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	934.28	959.26	1014.78	1008.10	
Sp-Asmnt	21.06	21.06	30.02	30.02	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1008		a	*MAIN
	OPF	P		238	7140	b	PORCH
	CPY	P		176	1410	c	PORCH
	WDD	P		176	2640	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
340	11	2006-08-15	CWB RENTAL PROPERTIES LL	11 *	0	5230	44000
274	1	2002-06-28	BROOKS WESLEY C	1QC *	0	4770	33710
553	1	1998-12-28	BROOKS CAROL M	1QC *	0	5030	24030
783	1	1996-12-26	BROOKS WESLEY C & CAROL	1WD	4000	5030	24030
478	1	1996-10-25	MARCUM TONEY D	1CT *	0	5030	24030
807	1	1995-08-25	MARCUM TONEY D	1WD	33000	5000	21910
539	1	1990-07-06		1WD	22000	0	26510
535	1	1990-07-06		1WD	27000	0	26510

Year	Land	Bldg	Total	Net Tax
2021	1840	18160	20000	937.68
2020	1840	18160	20000	814.44

project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



519 CENTER ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height 1		1008	101460
Floor Level	Main	FRAME	101460
	Subtotal		
	Roof	GABLE	
Metal	B 1 2 U A		
Panelled Wall	X	Extra Features	11190
Floor/Carpet	X	Total Value	112650
Floor/Tile-Lino	L		
Number of Rooms	5	PUB PAVED ST/RD	
Bedrooms	3		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3670
Plumbing		Dwl/Gar/NC%	1.0900
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F/C							57400
2 Pole Build		20X24	480					1730
	acres/	effective	depth	actual	effective	extended	true	
front lot	frontage	frontage	depth	rate	rate	value	value	
	66.0000	66.00	136	95	114	7520	7520	