

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-300044.0000  
F71

RES  
2025

sale

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

|      |                  |            |            |
|------|------------------|------------|------------|
| 2022 | BAUGHMAN CHERYL  | 1998-12-31 |            |
| 2023 | BAUGHMAN CHERYL  | 1998-12-31 |            |
| 2024 | BAUGHMAN CHERYL  | 1998-12-31 |            |
| 2025 | BAUGHMAN LARRY A | 2024-02-16 | CARYS W 42 |
|      | 503 N CENTER ST  |            | 1CT        |
|      | KENTON OH 43326  | \$0        |            |

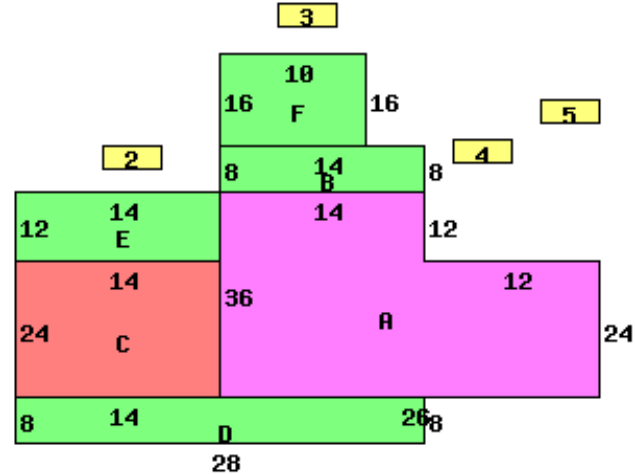
|            |        |        |         |         |        |
|------------|--------|--------|---------|---------|--------|
| Tax Year   | 2022   | 2023   | 2024    | 2025    | CAMA   |
| Prop Cls   | 510    | 510    | 510     | 510     | 510    |
| Acres      |        |        |         |         |        |
| Land100%   | 5260   | 7510   | 7510    | 7510    | 7520   |
| Bldg100%   | 43060  | 60490  | 60490   | 60490   | 60490  |
| Totl100%   | 48310t | 68000t | 68000t  | 68000t  | 68010t |
| Cauvl00%   |        |        |         |         |        |
| Tax Value: |        |        |         |         |        |
| Land 35%   | 1840   | 2630   | 2630    | 2630    | 2630   |
| Bldg 35%   | 15070  | 21170  | 21170   | 21170   | 21170  |
| Totl 35%   | 16910t | 23800t | 23800t  | 23800t  | 23800t |
| Hmstd35%   |        |        |         |         |        |
| Owner Oc   |        |        |         |         |        |
| Hmstd RB   |        |        |         |         |        |
| Net Tax    | 789.92 | 978.58 | 1035.24 | 1028.42 |        |
| Sp-Asmnt   | 20.88  | 20.88  | 30.14   | 30.14   |        |

|      |      |      |      |       |       |   |       |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 1    | F/C  | M    |      | 792   |       |   |       |
|      | EFP  | P    |      | 112   | 4480  | b | PORCH |
| 1    | F/C  | A    |      | 336   |       | c | ADDTN |
|      | DK   | P    |      | 224   | 3360  | d | PORCH |
|      | DK   | P    |      | 168   | 2520  | e | PORCH |
|      | PAT  | P    |      | 160   | 480   | f | PORCH |

|       |    |            |                  |               |        |         |         |
|-------|----|------------|------------------|---------------|--------|---------|---------|
| Sale# | #p | sale date  | To               | Type/Invalid? | Sale\$ | co:land | co:blgd |
| 97    | 1  | 2024-02-16 | BAUGHMAN LARRY A | 1CT *         | 0      | 7510    | 60490   |
| 562   | 1  | 1998-12-31 | BAUGHMAN CHERYL  | 1QC *         | 0      | 5030    | 27800   |

|      |      |       |       |         |
|------|------|-------|-------|---------|
| Year | Land | Bldg  | Total | Net Tax |
| 2021 | 1840 | 15070 | 16910 | 792.80  |
| 2020 | 1840 | 15070 | 16910 | 688.62  |

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



503 CENTER ST 43326

|                 |                 |                        |
|-----------------|-----------------|------------------------|
| Occupancy       | 1 Single Family | *DWELLING COMPUTATIONS |
| Story Height    | 1               | Sq-Ft Value            |
| Floor Level     | Main            | FRAME 1128 104100      |
|                 | Subtotal        | 104100                 |
| Shingle         | Roof            | GABLE                  |
| Fiberboard Wall | X               | Air Conditioning 2000  |
| Floor/Carpet    | X               | Extra Features 10840   |
| Floor/Tile-Lino | L               | Total Value 116940     |
| Number of Rooms | 6               |                        |
| Bedrooms        | 3               | PUB ELECTRIC           |
| Central Heat    | A               | PUB GAS                |
| GRAV AIR        |                 | PUB WATER              |
| Central A/C     | A               | PUB SEWER              |
| Plumbing        |                 | PUB ALLEY              |
| Standard        | 1               | Neighborhood:          |
|                 |                 | Code: 3670             |
|                 |                 | Dwl/Gar/NC% 1.0900     |

|            |                 |                    |       |              |             |                |                |            |       |
|------------|-----------------|--------------------|-------|--------------|-------------|----------------|----------------|------------|-------|
| Bldg Type  | SHB+Cons        | DixHt              | Unit  | Grade        | Blt/Renov   | Replace        | Phy            | Fnc        | True  |
| 1 DWELLING | 1 F/C           | 1128               | Rate  | C            | OLD/AV      | 116940         | .55            | Dpr        | Value |
| 2 Garage   |                 | 16X20              | 320   | C            | OLD/AV      | 7680           | .65            |            | 2930  |
| 3 Shed     | *SV             | 12X16              | 192   |              | OLD/FR      | 200            |                |            | 200   |
| 4 Shed     | *NV             | 10X18              | 180   |              | OLD/        | 0              |                |            | 0     |
| 5 Shed     | *PP             | 8X10               | 80    |              | 2005AV      | 0              |                |            | 0     |
| front lot  | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |       |
|            | 66.0000         | 66.00              | 136   | 95           | 120         | 114            | 7520           | 7520       |       |