PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-310046.0000 RES
F93 2025

sale

2022 WBML PROPERTIES LLC	2007-12-04	
2023 WBML PROPERTIES LLC	2007-12-04	
2024 WBML PROPERTIES LLC	2007-12-04	
2025 WBML PROPERTIES LLC	2007-12-04	C-C 45
403 N GLENDALE ST	1SH	
	$21,400	
KENTON OH 43326		

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

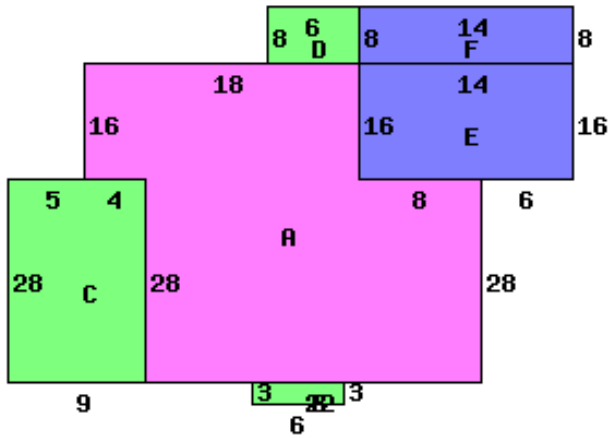
	2022	2023	2024	2025	CAMA
Tax Year					
Prop Cls	510	510	510	510	510
Acres					
Land100%	5200	7460	7460	7460	7460
Bldg100%	30430	39260	39260	39260	39250
Totl100%	35630t	46710t	46710t	46710t	46710t
Cauv100%					
Tax Value:					
Land 35%	1820	2610	2610	2610	2610
Bldg 35%	10650	13740	13740	13740	13740
Totl 35%	12470t	16350t	16350t	16350t	16350t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	582.52	672.26	711.18	706.48	
Sp-Asmnt	20.65	20.65	28.22	28.22	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		904		a	*MAIN
	STP	P		18	70	b	PORCH
	OFP	P		252	7560	c	PORCH
	EFP	P		48	1920	d	PORCH
H	F	G		224	5380	e	GRAGE
	F	G		112	2690	f	GRAGE

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
658	1	2007-12-04	WBML PROPERTIES LLC	1SH		21400	4570	45740
766	1	2004-11-22	HARRISON MICHELLE	1WD		42000	4170	40400
365	1	2004-06-25	BANK OF NEW YORK (CWABS	1DD		31067	4170	40400
126	1	1998-03-12	BOYER MICHAEL A & JODY R	1WD		53000	4370	15340
88	1	1998-02-19	HOME SAVINGS & LOAN CO T	1DD		41000	4370	15340
253	0	1987-04-10			*	13300	0	22200
54	0	1987-01-28			*	0	0	22200
634	0	1986-08-11			*	0	0	22200

Year	Land	Bldg	Total	Net Tax
2021	1820	10650	12470	584.62
2020	1820	10650	12470	507.82

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



403 N GLENDALE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	904	99010
	Part Upper	FRAME	1128	38490
	Basement		452	8660
	Subtotal			146160
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Hardwood		X	X		
Floor/Carpet		X	X		
Floor/Concrete	X				
Floor/Tile-Lino		X			
Number of Rooms		1	3	5	
Bedrooms				5	

Plumbing		Heating	-2570
Standard	1	Plumbing	2100
Extra 3 Fixture	1	Garages and Carports	8070
		Extra Features	9550
		Total Value	163310
		PUB PAVED ST/RD	
		Topo: ROLLING	
		Neighborhood:	
		Code:	3670
		Dwl/Gar/NC%	1.0900

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		2032		C-	OLD/FR	146980	.65	.30	39250

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	66.0000	66.00	132	94	120	113	7460	7460

Call Back: Sign: PSN Date: 2015-12-04 Lister:

36-310046.0000-v082020R