

PLEASANT TWP
KENTON CORP

00350

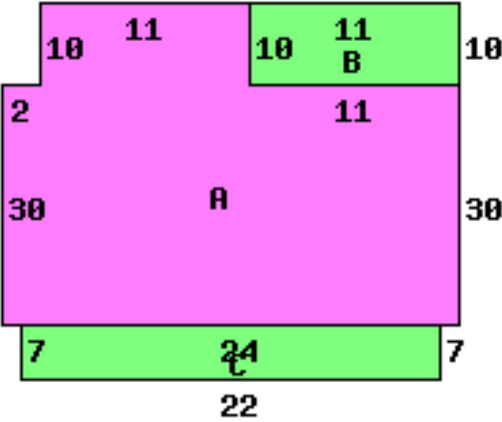
Hardin County, Ohio
Michael T. Bacon, Auditor

36-310062.0000
F35

RES
2025

sale		Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r			
2022 STORE FRONTS LLC	2014-06-17	Tax Year	2022	2023	2024
2023 KNAPP CASSIDY M	2022-11-14	Prop Cls	510	510	510
2024 KNAPP CASSIDY M	2022-11-14	Acres			
2025 KNAPP CASSIDY M	2022-11-14 C-CA 24	Land100%	4030	5690	5690
403 N LEIGHTON ST	1WD	Bldg100%	51890	64830	64830
KENTON OH 43326	\$83,500	Totl100%	55910t	70510t	70510t
		Cauv100%			
Orig Tax Year 1999		Tax Value:			
Parent: 36-310025.0000		Land 35%	1410	1990	1990
		Bldg 35%	18160	22690	22690
		Totl 35%	19570t	24680t	24680t
		Hmstd35%			
		Owner 0c			
		Hmstd RB	914.18	1014.76	1073.52
		Net Tax		1066.44	
		Sp-Asmnt	21.01	21.01	30.37

SHB+ 1HB	CONS F PAT OFF	TYPE M P P	FACT	SQ-FT 830 110 154	VALUE 330 4620	a b c	*MAIN PORCH PORCH
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
595	1	2022-11-14	KNAPP CASSIDY M	1WD	83500	4030	51890
307	3	2014-06-17	STORE FRONTS LLC	3WD *	0	4540	40030
333	1	2008-06-30	HENSON RONNIE L	1WD *	7250	3970	48860
287	1	2008-06-09	NOVASTAR MORTGAGE INC	1SH *	22666	3970	48860
223	1	2006-04-14	LEASE REBECCA & JEFFREY	1WD	79000	3970	48860
229	1	2004-04-30	WEAVER PHILLIP	1WD	29000	3630	44200
661	1	2002-12-12	ST FRANCISVILLE LLC	1DD	39250	3630	44200
507	1	1998-08-28	BLAIR PAUL E & DINAH L	1SD	57000	0	0
Year	Land	Bldg	Total	Net Tax			
2021	1410	18160	19570	917.50			
2020	1410	18160	19570	796.94			
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 1H				Sq-Ft	Value	Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
Floor Level						1 DWELLING	1HB F	FtxFt	1660	Rate	C-	OLD/AV	Value 132190	Dpr .55	Dpr	Value 64840
	Main	FRAME		830	98340											
	Part Upper	FRAME		830	36350											
	Basement			207	4240											
	Subtotal				138930											
Shingle	Roof	GABLE				front lot	acres/ frontage	effective frontage	depth	depth	actual	effective	extended	true		
								71.00	66	factor 67	rate 120	rate 80	value 5680	value 5680		
Plaster/Drywall	B 1 2 U A			Air Conditioning	3000											
Unfinished Wall	P P			Extra Features	4950											
Floor/Hardwood	X			Total Value	146880											
Floor/Pine	X															
Floor/Carpet	X			PUB PAVED ST/RD												
Floor/Tile-Lino	T															
Number of Rooms	1 2 3			Neighborhood:												
Bedrooms	3			Code:	3670											
				Dwl/Gar/NC%	1.0900											
Central Heat	A															
FORCED AIR																
Central A/C	A															
Plumbing																
Standard	1															