

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-360004.0000  
X14

RES  
2025

sale

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

2022 GULF COAST PARTNERS L	2021-11-08
2023 CAPGROW HOLDINGS JV S	2022-11-21
2024 CAPGROW HOLDINGS JV S	2022-11-21
2025 CAPGROW HOLDINGS JV SUB	2022-11-21 ASHTONS W PT 15
305 GROVE ST	LWD
KENTON OH 43326	\$97,000

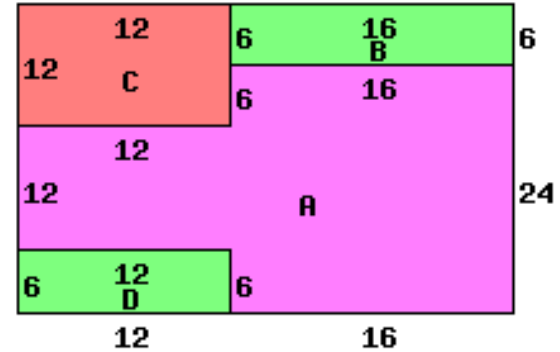
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2370	3430	3430	3430	3420
Bldg100%	27830	83630	83630	83630	83630
Totl100%	30200t	87060t	87060t	87060t	87050t
Cauv100%					
Tax Value:					
Land 35%	830	1200	1200	1200	1200
Bldg 35%	9740	29270	29270	29270	29270
Totl 35%	10570t	30470t	30470t	30470t	30470t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	493.76	1252.82	1325.38	1316.62	
Sp-Asmnt	78.33	20.53	31.87	31.87	

SHB+ 1HB	CONS F	TYPE M	FACT	SQ-FT 528	VALUE 3840	a *MAIN
1	EFP	P		96		b PORCH
	F/C	A		144		c ADDIN
	OFF	P		72	2160	d PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
596	1	2022-11-21	CAPGROW HOLDINGS JV SUB I	LWD	97000	2370	27830
600	1	2021-11-08	GULF COAST PARTNERS LLC	LWD	95000	2370	27830
369	1	2020-08-21	MILLER JAMIE A & AMY M	LSL	20000	2260	22260
121	1	2017-03-20	CAMPER KYLE & JENNIFER	LSL	6000	2710	26740
260	1	2008-05-28	CORNISH DANIEL A	LWD *	10750	2370	33000
90	1	2008-02-21	AVELO MORTGAGE LLC	LSL *	52500	2370	33000
811	1	2004-12-14	HALL CHRISTINA & WALTER	LSL	73000	2170	29740
395	1	2000-07-05	WEAVER PHILLIP L	LWD	34000	2140	24570
1090	1	1992-11-25		LWD	23000	0	19710

Year	Land	Bldg	Total	Net Tax
2021	830	9740	10570	495.56
2020	830	9740	10570	430.44

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



305 GROVE ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	672 86930
	Part Upper	FRAME	528 27580
	Basement		264 5180
	Subtotal		119690
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	Air Conditioning	2190
Panelled Wall	X	Extra Features	6000
Unfinished Wall	X	Total Value	127880
Floor/Pine	X X		
Floor/Carpet	X	PUB SIDEWALK	
Floor/Tile-Lino	X		
Number of Rooms	1 5 3	Neighborhood:	
Bedrooms	3	Code:	3670
		Dwl/Gar/NC%	1.0900
Central Heat	A		
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	FtxFt	1200	Rate	C	Cond	Value	Dpr	Dpr	Value
			acres/	effective	depth	actual	effective	extended		true
front lot	45.0000	45.00	60	63	120	76	3420	3420		3420