

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-390028.0000  
UU04

RES  
2025

sale

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

|                              |            |               |
|------------------------------|------------|---------------|
| 2022 WILBURN GEORGE & AMAN   | 2020-12-21 |               |
| 2023 WILBURN GEORGE & AMAN   | 2020-12-21 |               |
| 2024 FREILEY JESSE & DANIE   | 2023-05-10 |               |
| 2025 FREILEY JESSE & DANIELL | 2023-05-10 | TREAGERS PT 3 |
| 701 N DETROIT ST             | 1SD        |               |
| KENTON OH 43326              | \$175,000  |               |

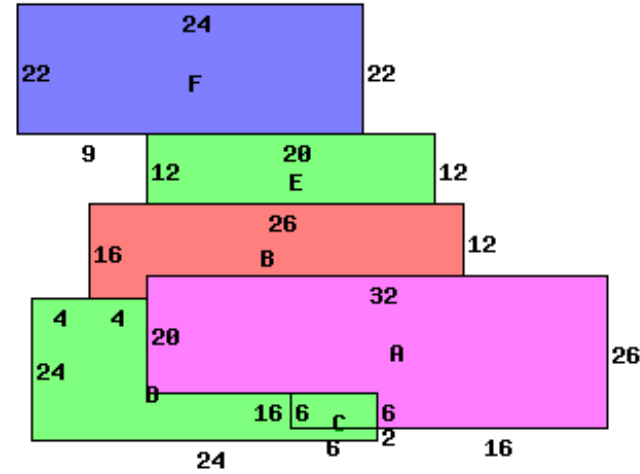
|            |         |         |         |         |         |
|------------|---------|---------|---------|---------|---------|
| Tax Year   | 2022    | 2023    | 2024    | 2025    | CAMA    |
| Prop Cls   | 510     | 510     | 510     | 510     | 510     |
| Acres      |         |         |         |         |         |
| Land100%   | 10540   | 12000   | 12000   | 12000   | 12010   |
| Bldg100%   | 80370   | 146460  | 146460  | 146460  | 146470  |
| Totl100%   | 90910t  | 158460t | 158460t | 158460t | 158480t |
| Cauv100%   |         |         |         |         |         |
| Tax Value: |         |         |         |         |         |
| Land 35%   | 3690    | 4200    | 4200    | 4200    | 4200    |
| Bldg 35%   | 28130   | 51260   | 51260   | 51260   | 51260   |
| Totl 35%   | 31820t  | 55460t  | 55460t  | 55460t  | 55470t  |
| Hmstd35%   |         |         |         |         |         |
| Owner Oc   |         |         |         |         |         |
| Hmstd RB   |         |         |         |         |         |
| Net Tax    | 1486.40 | 2280.32 | 2412.36 | 2396.46 |         |
| Sp-Asmnt   | 21.00   | 25.00   | 21.00   | 24.00   |         |

|      |      |      |      |       |       |   |       |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 2 BA | F    | M    |      | 736   |       |   |       |
| 1HB  | F    | A    |      | 328   |       |   | ADDTN |
|      | OFF  | P    |      | 36    | 1080  |   | PORCH |
|      | OFF  | P    |      | 284   | 8520  |   | PORCH |
|      | OFF  | P    |      | 240   | 9600  |   | PORCH |
|      | F2   | G    |      | 528   | 12670 |   | GRAGE |

|       |    |            |                          |               |        |         |         |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| Sale# | #p | sale date  | To                       | Type/Invalid? | Sale\$ | co:land | co:bldg |
| 174   | 1  | 2023-05-10 | FREILEY JESSE & DANIELLE | 1SD           | 175000 | 10540   | 80370   |
| 605   | 1  | 2020-12-21 | WILBURN GEORGE & AMANDA  | 1WD           | 151900 | 10540   | 80370   |
| 527   | 1  | 2018-10-22 | SHAFER OWEN D & TYLER    | 1SD           | 80000  | 10030   | 68570   |
| 280   | 1  | 2018-07-18 | SHAFER CHAD D            | 1QC           | 0      | 10030   | 68570   |
| 524   | 1  | 2016-11-21 | SHAFER CHAD D & TRICIA   | 1DD           | 70000  | 12460   | 57910   |
| 82    | 1  | 2013-02-22 | KRITZLER JOEL            | 1WD           | 70000  | 12460   | 19860   |
| 9     | 1  | 2009-01-08 | RATLIFF GENE & BERNIECE  | 1ED *         | 18500  | 8830    | 77490   |
| 724   | 1  | 1991-09-10 |                          | 1UN *         | 0      | 0       | 51710   |

|      |      |       |       |         |
|------|------|-------|-------|---------|
| Year | Land | Bldg  | Total | Net Tax |
| 2021 | 3690 | 28130 | 31820 | 1491.84 |
| 2020 | 3690 | 28130 | 31820 | 1295.76 |

|               |                          |           |     |         |
|---------------|--------------------------|-----------|-----|---------|
| p r o j e c t |                          | ben acres | / % | factor  |
| 131           | BLANCHARD RIVER MAINT    |           |     | XA/2025 |
| 500           | HARDIN COUNTY LANDFILL   |           |     | XA/2025 |
| 921           | BLANCHARD RIVER MAINT    |           |     | XA/2023 |
| 235           | KELLOGG #983 - BLANCHARD |           |     | XA/2025 |



701 N DETROIT ST 43326

|                           |                        |                            |
|---------------------------|------------------------|----------------------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS |                            |
|                           | Sq-Ft                  | Value                      |
| Story Height 2            |                        |                            |
| Floor Level               |                        |                            |
| Main                      | FRAME                  | 1064 102360                |
| Full Upper                | FRAME                  | 736 55570                  |
| Part Upper                | FRAME                  | 328 19150                  |
| Qtr Story                 | FRAME                  | 736 3040                   |
| Basement                  |                        | 696 13180                  |
| Subtotal                  |                        | 193300                     |
| Metal                     | Roof GABLE             |                            |
| Plaster/Drywall           | P P                    | Air Conditioning 3890      |
| Unfinished Wall           | X X                    | Plumbing 2100              |
| Floor/Hardwood            | X                      | Garages and Carports 12670 |
| Floor/Pine                | X                      | Extra Features 19200       |
| Floor/Carpet              | X X                    | Total Value 231160         |
| Floor/Concrete            | X                      |                            |
| Floor/Tile-Lino           | L                      | PUB SIDEWALK               |
| Number of Rooms           | 1 5 2 1                |                            |
| Bedrooms                  | 1 2                    | Neighborhood:              |
| Central Heat              | A                      | Code: 3720                 |
| FORCED AIR                |                        | Dwl/Gar/NC% .9600          |
| Central A/C               | A                      |                            |
| Plumbing                  |                        |                            |
| Standard                  | 1                      |                            |
| Extra 3 Fixture           | 1                      |                            |

|            |          |           |       |       |        |           |          |       |       |       |
|------------|----------|-----------|-------|-------|--------|-----------|----------|-------|-------|-------|
| Bldg Type  | SHB+Cons | DixHt     | Area  | Unit  | Grade  | Blt/Renov | Replace  | Phy   | Fnc   | True  |
| 1 DWELLING | 2 BAF    | FtxFt     | 2128  | Rate  | C+     | Cond      | Value    | Dpr   | Dpr   | Value |
|            | acres/   | effective | depth | depth | actual | effective | extended | value | value | value |
| front lot  | 66.0000  | 66.00     | 154   | 101   | 180    | 182       | 12010    | 12010 | 12010 | 12010 |