PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-390032.0000 RES
Y25 2025

## sale

| | | |
|---|---|---|
| 2022 | ELSNAU KENNETH H ETAL | 2005-08-15 |
| 2023 | ELSNAU KENNETH H ETAL | 2005-08-15 |
| 2024 | ELSNAU KENNETH H ETAL | 2005-08-15 |
| 2025 | ELSNAU KENNETH H ETAL | 2005-08-15 PT SE 1/4 NW 1/4 33 |
| | 655 N DETROIT ST | 1WD |
| | | $0 |
| | KENTON OH 43326 | |

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

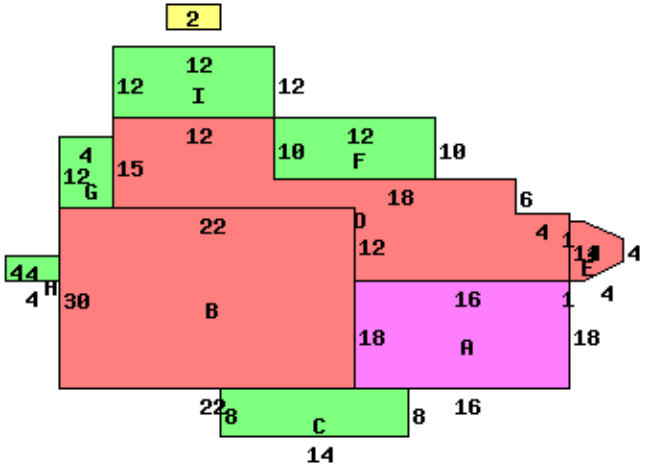
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
|---|---|---|---|---|---|
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | |
| Land100% | 9140 | 10400 | 10400 | 10400 | 10400 |
| Bldg100% | 35110 | 58290 | 58290 | 58290 | 58280 |
| Totl100% | 44260t | 68690t | 68690t | 68690t | 68680t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 3200 | 3640 | 3640 | 3640 | 3640 |
| Bldg 35% | 12290 | 20400 | 20400 | 20400 | 20400 |
| Totl 35% | 15490t | 24040t | 24040t | 24040t | 24040t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 723.60 | 988.44 | 1045.66 | 1038.78 | |
| Sp-Asmnt | 21.00 | 25.00 | 21.00 | 95.24 | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 2 | F/C | M | | 288 | | a | *MAIN |
| 2 A | F/C | A | | 660 | | b | ADDTN |
| | EFP | P | | 112 | 4480 | c | PORCH |
| 1 | F/C | A | | 458 | | d | ADDTN |
| 1 | F/C | A | | 31 | | e | ADDTN |
| | EFP | P | | 120 | 4800 | f | PORCH |
| | EFP | P | | 48 | 1920 | g | PORCH |
| | DK | P | | 16 | 240 | h | PORCH |
| | PAT | P | | 144 | 430 | i | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 297 | 1 | 2005-08-15 | ELSNAU KENNETH H ETAL | 1WD * | 0 | 6600 | 53510 |
| 105 | 1 | 2005-02-15 | FEDERAL HOME LOAN MORTGA | 1SH | 29334 | 6600 | 53510 |
| 127 | 1 | 2000-04-10 | MILLER ROBIN | 1QC * | 0 | 6570 | 44230 |
| 902 | 1 | 1994-10-03 | MARTINO ROBIN E & DEAN E | 1WD | 32000 | 0 | 39910 |
| 715 | 1 | 1994-08-05 | MARTINO ROBIN E & DEAN E | 1WD | 21000 | 0 | 39910 |
| 501 | 0 | 1987-06-19 | | * | 0 | 0 | 37630 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2021 | 3200 | 12290 | 15490 | 726.22 |
| 2020 | 3200 | 12290 | 15490 | 630.78 |

| | p r o j e c t | | ben acres | / % | factor |
|---|---|---|---|---|---|
| 921 | BLANCHARD RIVER MAINT | XA/2023 | | | |
| 500 | HARDIN COUNTY LANDFILL | XA/2025 | | | |
| 131 | BLANCHARD RIVER MAINT | XA/2025 | | | |
| 642 | TRASH-KENTON CITY | XA/2025 | | | |
| 540 | DELQ SEWER - KENTON CORP | XA/2025 | | | |
| 539 | DELQ WATER - KENTON CORP | XA/2025 | | | |
| 235 | KELLOGG #983 - BLANCHARD | XA/2025 | | | |




655 N DETROIT ST 43326

Occupancy 1 Single Family

Story Height 2

| Floor Level | | | Sq-Ft | Value |
|---|---|---|---|---|
| | Main | FRAME | 1437 | 113610 |
| | Full Upper | FRAME | 948 | 62320 |
| | Qtr Story | FRAME | 660 | 2830 |
| | Subtotal | | | 178760 |
| Metal | Roof | GABLE | | |

*DWELLING COMPUTATIONS

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | 2 F/C | | 2385 | | C | OLD/FR | 192730 | .65 | .15 | 55040 |
| 2 | Garage | F | 16X20 | 320 | | D | 2008AV | 6140 | .45 | | 3240 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 55.0000 | 55.00 | 167 | 105 | 180 | 189 | 10400 | 10400 |

B 1 2 U A

| | |
|---|---|
| Plaster/Drywall | P P |
| Panelled Wall | X |
| Unfinished Wall | X |
| Floor/Hardwood | X X |
| Floor/Carpet | X X |
| Number of Rooms | 4 4 1 |
| Bedrooms | 2 |
| Central Heat | A |
| FORCED AIR | |
| Plumbing | |
| Standard | 1 |
| Extra 3 Fixture | 1 |

| | |
|---|---|
| Plumbing | 2100 |
| Extra Features | 11870 |
| Total Value | 192730 |
| PUB SIDEWALK | |
| Neighborhood: | |
| Code: | 3720 |
| Dwl/Gar/NC% | .9600 |

Call Back: Sign: PSN Date: 2017-08-22 Lister: 36-390032.0000-v082020R