PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-390046.0000 RES
UU27 2026

## sale

| | | |
|---|---|---|
| 2023 BAILEY F DONALD & CAR | 2002-06-24 | |
| 2024 BAILEY CAROL L | 2023-02-10 | |
| 2025 BAILEY CAROL L | 2023-02-10 | |
| 2026 BAILEY CAROL L | 2023-02-10 | T H WILLIAMS ADDT |
| 791 N MARKET ST | 1AF | LOT 2 |
| | $0 | |
| KENTON OH 43326 | | |

Orig Tax Year 2001
Parent: 36-390046.0000

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

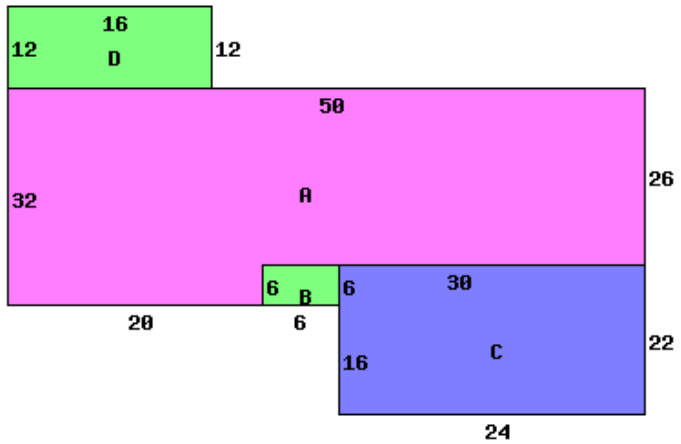
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 12510 | 12510 | 12510 | 12510 | | 12510 | 14340 | 14350 |
| Bldg100% | 127600 | 127600 | 127600 | 127600 | | 127600 | 178400 | 178410 |
| Totl100% | 140110t | 140110t | 140110t | 140110t | | 140110t | 192740t | 192760t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 4380 | 4380 | 4380 | 4380 | | 4380 | 5020 | 5020 |
| Bldg 35% | 44660 | 44660 | 44660 | 44660 | | 44660 | 62440 | 62440 |
| Totl 35% | 49040t | 49040t | 49040t | 49040t | | 49040t | 67460t | 67470t |
| Hmstd35% | | | | | | | | |
| Owner Oc | 43.40 | 43.36 | 43.24 | 43.24 | 43.24 | | | |
| Hmstd RB | 368.96 | 417.58 | 429.66 | 429.66 | 429.66 | | | |
| Net Tax | 1604.00 | 1672.16 | 1646.14 | 1646.14 | 1646.14 | | | |
| Sp-Asmnt | 25.00 | 21.00 | 24.00 | 24.00 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | F/C | M | | 1420 | | a | *MAIN |
| | OFP | P | | 36 | 1080 | b | PORCH |
| | F | G | | 528 | 12670 | c | GRAGE |
| | DK | P | | 192 | 2880 | d | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 46 | 1 | 2023-02-10 | BAILEY CAROL L | 1AF * | 0 | 19690 | 113260 |
| 313 | 1 | 2002-06-24 | BAILEY F DONALD & CAROL | 1SD | 109000 | 7170 | 0 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 6890 | 39640 | 46530 | 1728.20 |
| 2021 | 6890 | 39640 | 46530 | 1734.64 |

| project | | | ben acres | / % | factor |
|---|---|---|---|---|---|
| 131 | BLANCHARD RIVER MAINT | XA/2025 | | | |
| 921 | BLANCHARD RIVER MAINT | XA/2023 | | | |
| 235 | KELLOGG #983 - BLANCHARD | XA/2025 | | | |
| 500 | HARDIN COUNTY LANDFILL | XA/2025 | | | |




791 N MARKET ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1420 | 112270 |
| | Subtotal | | | 112270 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | D | Air Conditioning | 2490 |
| Floor/Carpet | X | Plumbing | 2100 |
| Floor/Tile-Lino | X | Garages and Carports | 12670 |
| Number of Rooms | 5 | Extra Features | 3960 |
| Bedrooms | 3 | Total Value | 133490 |
| Central Heat | A | PUB PAVED ST/RD | |
| FORCED AIR | | | |
| Central A/C | A | Neighborhood: | |
| Plumbing | | Code: | 3710 |
| Standard | 1 | Dwl/Gar/NC% | 1.6500 |
| Extra 3 Fixture | 1 | | |

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | 1 F/C | | 1420 | | C | 2002GD | 133490 | .19 | | 178410 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 52.5000 | 52.50 | 125 | 91 | 230 | 209 | 10970 | 10970 |
| front lot | 17.5000 | 17.50 | 108 | 84 | 230 | 193 | 3380 | 3380 |

Call Back: Sign: PSN Date: 2015-02-24 Lister:

36-390046.0000-v082020R