

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-400020.0000
L65

RES
2025

sale

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

2022 B & A HOLDINGS LLC	2013-11-14
2023 B & A HOLDINGS LLC	2013-11-14
2024 B & A HOLDINGS LLC	2013-11-14
2025 B & A HOLDINGS LLC	2013-11-14 E-W PT E 1/2
515 E DECATUR ST	LWD
KENTON OH 43326	\$25,000

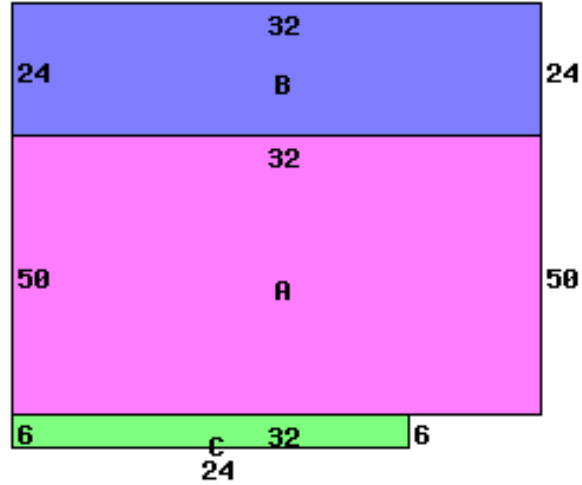
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	520	520	520	520	520
Acres					
Land100%	5340	6110	6110	6110	6100
Bldg100%	53600	67540	67540	67540	67540
Totl100%	58940t	73660t	73660t	73660t	73640t
Cauvl00%					
Tax Value:					
Land 35%	1870	2140	2140	2140	2140
Bldg 35%	18760	23640	23640	23640	23640
Totl 35%	20630t	25780t	25780t	25780t	25770t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	963.70	1059.98	1121.36	1113.96	
Sp-Asmnt	39.09	39.09	369.33	48.93	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		1600			GRAGE
	F2	G		768	18430	b	GRAGE
	STP	F		144	580	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
556	1	2013-11-14	B & A HOLDINGS LLC	LWD *	25000	7030	59030
431	1	2013-09-04	US BANK NATIONAL ASSOC TR	1SD	24000	7030	59030
320	1	2006-05-25	PEES TODD & ROBERTA	1SD	50000	5890	54110
226	1	2006-05-25	PEES TODD & ROBERTA	1QC *	0	5890	54110
8	3	2002-01-09	ROSTORFER CHRISTINA V	3AF *	0	5290	36710
161	1	1997-04-24	ROSTORFER HERBERT R & CH	1SD *	0	5570	27740
271	1	1996-05-09	ROSTORFER HERBERT R & CH	LWD	25900	5600	26510

Year	Land	Bldg	Total	Net Tax
2021	1870	18760	20630	967.20
2020	1870	18760	20630	840.10

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



515 E DECATUR ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1600 125710
	Full Upper	FRAME	1600 75570
	Basement		1600 29600
	Subtotal		230880
Slate	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	Plumbing	3500
Unfinished Wall	X	Garages and Carports	18430
Floor/Hardwood	X	Extra Features	580
Floor/Pine	X X	Total Value	253390
Floor/Carpet	X X		
Floor/Tile-Lino	X	PUB SIDEWALK	
Number of Rooms	1 6 3		
Bedrooms	3	Neighborhood:	
		Code:	3620
Central Heat	A	Dwl/Gar/NC%	1.1200
HOT WATER			
Plumbing			
Standard	2		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F		3200		D+	OLD/FR	215380	.65	.20	67540
front lot	acres/ frontage	effective	depth	depth	actual	effective	extended	value	true	value
	53.5000	54.00	132	94	120	113	6100	6100		

Call Back:

Sign: PSN Date: 2015-03-25 Lister:

36-400020.0000-v082020R