

PLEASANT TWP
KENTON CORP

00350

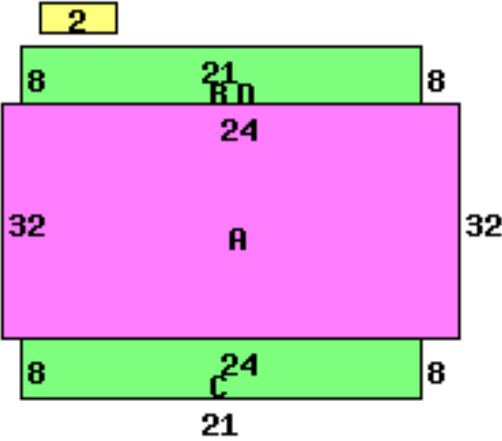
Hardin County, Ohio
Michael T. Bacon, Auditor

36-400035.0000
L11

RES
2025

2022 CHEN PI HAI		2008-12-30	Eff Rate: - 50.59 — 44.66 — 47.03 — 46.74 — a/r						
2023 CHEN PI HAI		2008-12-30	Tax Year	2022	2023	2024	2025	2025	CAMA
2024 CHEN PI HAI		2008-12-30	Prop Cls	510	510	510	510	510	510
2025 CHEN PI HAI		2008-12-30	Acres						
530 E FRANKLIN ST		2008-12-30	Land100%	6340	7290	7290	7290	7290	8320
KENTON OH 43326		1WD	Bldg100%	36260	62260	62260	62260	62260	85910
		\$20,000	Totl100%	42600t	69540t	69540t	69540t	69540t	94230t
			Cauv100%						
			Tax Value:						
			Land 35%	2220	2550	2550	2550	2550	2910
			Bldg 35%	12690	21790	21790	21790	21790	30070
			Totl 35%	14910t	24340t	24340t	24340t	24340t	32980t
			Hmstd35%						
2027 LANG PETER M		2026-03-20	Owner Oc	14.46	21.54	21.52	21.46	21.46	
530 E FRANKLIN ST		1WD	Hmstd RB						
KENTON OH 43326			Net Tax	682.04	979.24	1037.20	1030.30	1030.30	
			Sp-Asmnt	21.58	21.58	30.52	30.52		

SHB+ 1HB	CONS F EFP OFF BAL	TYPE M P P P	FACT	SQ-FT 768 168 168 168 168	VALUE 6720 5040 2520	a b c d	*MAIN PORCH PORCH PORCH	
#: 120, L/W 364001200000								
Sale#	#p	sale date	To	PETER M	Type/Invalid?	Sale\$	co:land	co:bldg
82	1	2026-03-20	LANG	PETER M	1WD	100000	7290	62260
629	1	2008-12-30	CHEN	PI HAI	1WD *	20000	9370	55340
522	1	2008-10-17	HSBC	BANK USA NA TRUSTEE	1SH *	26667	8860	52800
855	1	2005-12-29	ALLSUP	AMY	1WD	80500	8860	52800
741	1	2005-10-04	WEAVER	PHILLIP L	1FD	42000	8060	43660
985	0	1987-11-23			*	0	0	28710
Year		Land	Bldg	Total	Net Tax			
2021		2220	12690	14910	684.58			
2020		2220	12690	14910	592.60			
p r o j e c t						ben acres	/ %	factor
902	MAIN DISTRICT	CONSERVANCY	XA/2025					
500	HARDIN COUNTY	LANDFILL	XA/2025					



Occupancy 1 Single Family		*DWELLING COMPUTATIONS		Sq-Ft Value		Bldg Type		SHB+Cons		DixHt		Area		Unit Rate		Grade		Blt/Renov		Replace		Phy Dpr		Fnc Dpr		True Value	
Story Height 1H		Main	FRAME	768	93840	1 DWELLING		1HB F	0	14X18		1536				C		1910FR		157260		.65				85310	
Floor Level		Part Upper	FRAME	768	34770	2 Garage		*SV				252						OLD/FR		600						600	
		Basement		768	14370	front lot		acres/		effective		depth		depth		actual		effective		extended		value				true	
		Subtotal			142980			frontage		frontage		130		factor		rate		rate		value						value	
Shingle		Roof	GABLE					65.0000		65.00				93		138		128		8320						8320	
Plaster/Drywall		B 1 2 U A																									
Unfinished Wall		X X																									
Floor/Hardwood		X																									
Floor/Tile-Lino		X																									
Number of Rooms		1 3 2																									
Bedrooms		2																									
Central Heat		A																									
FORCED AIR																											
Plumbing																											
Standard		1																									

Call Back:

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

36-400035.0000-v082020R