

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-400053.0000
L85

RES
2025

sale

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

| | |
|------------------------------|-------------------|
| 2022 COFFMAN LUCAS N & BRO | 2016-12-06 |
| 2023 COFFMAN LUCAS N & BRO | 2016-12-06 |
| 2024 COFFMAN LUCAS N & BRO | 2016-12-06 |
| 2025 COFFMAN LUCAS N & BROOK | 2016-12-06 E-W 22 |
| 339 S HENRY ST | LWD |
| KENTON OH 43326 | \$56,500 |

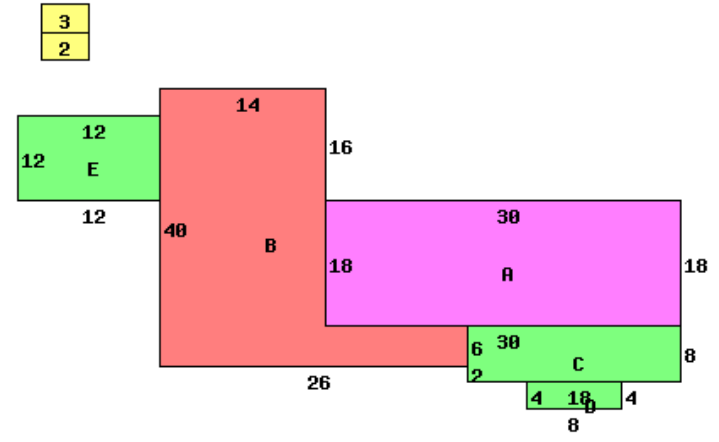
| | | | | | |
|------------|---------|---------|---------|---------|---------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | 7310 | 8370 | 8370 | 8370 | 8380 |
| Land100% | 73290 | 107630 | 107630 | 107630 | 107620 |
| Bldg100% | 80600t | 116000t | 116000t | 116000t | 116000t |
| Totl100% | | | | | |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 2560 | 2930 | 2930 | 2930 | 2930 |
| Bldg 35% | 25650 | 37670 | 37670 | 37670 | 37670 |
| Totl 35% | 28210t | 40600t | 40600t | 40600t | 40600t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 1317.80 | 1669.32 | 1765.98 | 1754.36 | |
| Sp-Asmnt | 21.51 | 21.51 | 34.87 | 34.87 | |

| | | | | | | | |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 1HB | F | M | | 540 | | b | ADDTN |
| 1 | F/C | A | | 632 | | c | PORCH |
| | STP | P | | 144 | 5760 | d | PORCH |
| | DK | P | | 32 | 130 | e | PORCH |
| | | | | 144 | 2160 | | |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|---------------------------|---------------|--------|---------|---------|
| 544 | 1 | 2016-12-06 | COFFMAN LUCAS N & BROOKES | LWD * | 56500 | 9660 | 45690 |
| 478 | 1 | 2015-09-18 | HOME SAVINGS AND LOAN COM | LDD * | 36666 | 9660 | 45690 |
| 351 | 1 | 2012-08-20 | KING LAWRENCE JR | 10C * | 0 | 9660 | 49460 |
| 588 | 1 | 2003-12-23 | KING KATHY LYNN | 10C * | 0 | 7310 | 47230 |
| 174 | 1 | 1997-04-07 | KING JR LAWRENCE & KATHY | 1SD | 70000 | 7630 | 29890 |
| 650 | 1 | 1994-07-21 | BROWN II WILLIAM KEITH | LWD | 48000 | 0 | 36630 |
| 237 | 0 | 1988-04-01 | | * | 35000 | 0 | 34000 |
| 828 | 0 | 1987-09-25 | | * | 0 | 0 | 34000 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 2560 | 25650 | 28210 | 1322.58 |
| 2020 | 2560 | 25650 | 28210 | 1148.78 |

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



339 S HENRY ST 43326

| | | |
|---------------------------|------------------------|-----------------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS | |
| Story Height 1H | Sq-Ft | Value |
| Floor Level | | |
| Main | FRAME | 1172 103830 |
| Part Upper | FRAME | 540 28200 |
| Basement | | 540 10300 |
| Subtotal | | 142330 |
| Shingle | Roof | GABLE |
| Plaster/Drywall | X X | Air Conditioning 3010 |
| Unfinished Wall | X | Extra Features 8050 |
| Floor/Pine | X X | Total Value 153390 |
| Floor/Carpet | X | |
| Number of Rooms | 1 3 2 | PUB PAVED ST/RD |
| Bedrooms | 2 | PUB SIDEWALK |
| Central Heat | A | Neighborhood: |
| FORCED AIR | | Code: 3620 |
| Central A/C | A | Dwl/Gar/NC% 1.1200 |
| Plumbing | | |
| Standard | 1 | |

| Bldg Type | SHB+Cons | DixHt | Area | Unit Rate | Grade | Blt/Renov | Replace | Phy Dpr | Fnc Dpr | True Value |
|------------|-----------------|--------------------|-------|--------------|-------------|----------------|----------------|------------|---------|------------|
| 1 DWELLING | 1HB F | | 1712 | | C | OLD/GD | 153390 | .40 | | 103080 |
| 2 Garage | | 20X22 | 440 | | C | 1944AV | 10560 | .65 | | 4140 |
| 3 Shed | *SV | 6X22 | 132 | | | 1970AV | 400 | | | 400 |
| front lot | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value | | |
| | | 83.00 | 108 | 84 | 120 | 101 | 8380 | 8380 | | |