

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-430022.0000
I75

RES
2025

sale

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

2022 WELLS ALAN EDGAR	2016-05-24
2023 WELLS ALAN EDGAR	2016-05-24
2024 WELLS ALAN EDGAR	2016-05-24
2025 WELLS ALAN EDGAR	2016-05-24
817 E DECATUR ST	2016-05-24 STEVENS & SONS S PT 21-22
	1AF
KENTON OH 43326	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	9340	10460	10460	10460	10460
Land100%	70430	86310	86310	86310	86320
Bldg100%	79770t	96770t	96770t	96770t	96780t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	3270	3660	3660	3660	3660
Bldg 35%	24650	30210	30210	30210	30210
Totl 35%	27920t	33870t	33870t	33870t	33870t
Hmstd35%	25880	31500	31500	31500	
Owner Oc	25.10	27.88	27.84	27.76	
Hmstd RB	400.22	368.96	417.58	429.66	hmstd 3660 l 27840 b
Net Tax	878.92	995.78	1027.84	1006.12	
Sp-Asmnt	24.53	24.53	33.07	33.07	

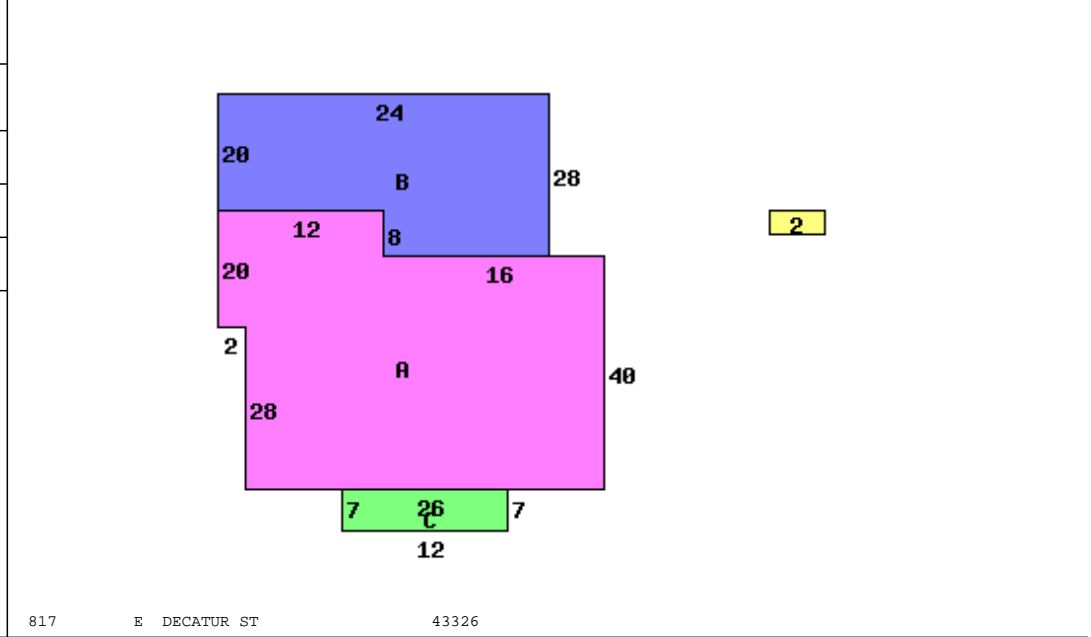
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1160			
	F2	G		576	13820	b	GRAGE
	OP	P		84	2520	c	PORCH

#: 21.61 L/W
2014 combined parcels
364300210000
364300610000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
213	1	2016-05-24	WELLS ALAN EDGAR	1AF *	0	12290	55460
51	3	2013-02-07	WELLS RUTH E	3AF *	0	5600	54310

Year	Land	Bldg	Total	Net Tax
2021	3270	24650	27920	882.16
2020	3270	24650	27920	763.90

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



Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1160	102760
Shingle	Subtotal	102760
	Main	FRAME
	Roof	GABLE
Plaster/Drywall	P	Fireplaces
Floor/Hardwood	X	Air Conditioning
Floor/Carpet	X	Plumbing
Number of Rooms	5	Garages and Carports
Bedrooms	3	Extra Features
		Total Value
Fireplace		125270
Openings	1	PUB PAVED ST/RD
Stacks	1	
Central Heat	A	Neighborhood:
HOT WATER		Code:
Central A/C	A	Dwl/Gar/NC%
Plumbing		3620
Standard	1	1.1200
Extra 3 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	1160	Grade	Cond	Value	Dpr	Dpr	Value
2 Garage	P	24X30	720	C-	1960GD	.37		79550
				C	1988AV	.65		6770
front lot	acres/	effective	depth	actual	effective	extended	true	
rear lot	frontage	frontage	depth	rate	rate	value	value	
		98.00	100	81	97	9510	9510	
		50.00	50	19	19	950	950	

Call Back: Sign: PSN Date: 2015-02-26 Lister: 36-430022.0000-v082020R