

PLEASANT TWP
KENTON CORP

00350

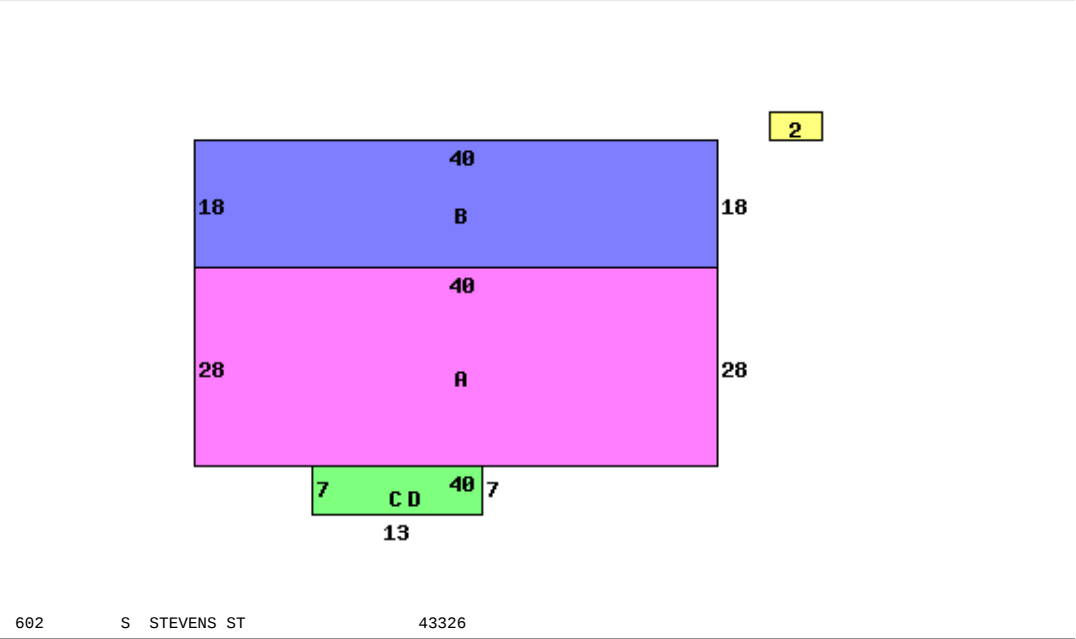
Hardin County, Ohio
Michael T. Bacon, Auditor

36-450099.0000
RR71

RES
2025

sale		Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r			
2022 GERLING DONALD D	2011-12-01	Tax Year	2022	2023	2024
2023 MCCULLOUGH PROPERTIES	2022-06-22	Prop Cls	510	510	510
2024 GORMAN GLEN R ETAL TR	2023-12-21	Acres			
2025 MCCULLOUGH STEPHEN M & 602 S STEVENS ST	2024-02-01	Land100%	7570	8690	8690
	20C	Bldg100%	67060	117430	117430
		Totl100%	74630t	126110t	126110t
		Cauv100%			
KENTON OH 43326	\$0	Tax Value:			
		Land 35%	2650	3040	3040
		Bldg 35%	23470	41100	41100
		Totl 35%	26120t	44140t	44140t
		Hmstd35%			
		Owner 0c			
		Hmstd RB			
		Net Tax	1220.16	1814.88	1919.98
				1907.32	
		Sp-Asmnt	23.07	23.07	37.00
				37.00	

SHB+ 1 B	CONS F	TYPE M	FACT	SQ-FT 1120	VALUE 5360	a	*MAIN
	CAR/2	G		720		b	GRAGE
	CAN	P		91	730	c	PORCH
	STP	P		91	360	d	PORCH
#: 100 L/W 364501000000							
Sale#	#d	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
52	2	2024-02-01	MCCULLOUGH STEPHEN M & TE	20C *	0	8690	117430
549	2	2023-12-21	GORMAN GLEN R ETAL TRUSTE	20C *	0	8690	117430
311	1	2022-06-22	MCCULLOUGH PROPERTIES LLC	1WD	160000	7570	67060
483	1	2011-12-01	GERLING DONALD D	1AF *	0	10000	55310
833	0	1986-10-08			0	0	35510
Year	Land	Bldg	Total	Net Tax			
2021	2650	23470	26120	1224.58			
2020	2650	23470	26120	1063.68			
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											
Story Height	1			Sq-Ft	Value	Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond
Floor Level		Main	FRAME	1120	103370	1 DWELLING	1 B F	20X24	1120		C-	1956GD	117860
		Basement		1120	20870	2 Garage			480		C	1956GD	11520
		Subtotal			124240							Replace Value	Phy Dpr
Shingle		Roof	GABLE									117860	.37
		B 1 2 U A				front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value
		P					70.0000	70.00	161	103	120	124	8680
Plaster/Drywall		X			5360								true value
Unfinished Wall		X			1360								8680
Floor/Hardwood		X			130960								
Floor/Carpet		X											
Floor/Tile-Lino		L											
Number of Rooms	15												
Bedrooms	3												
Central Heat		A											
FORCED AIR													
Plumbing													
Standard	1												