PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-460036.0000 IND
L128 2025

sale

2022	GOOD GENE A TRUSTEE	2015-03-09
2023	GOOD GENE A TRUSTEE	2015-03-09
2024	GOOD GENE A TRUSTEE	2015-03-09
2025	GOOD GENE A TRUSTEE	2015-03-09 KENTON LANDS PT 34 3.481A
	201 S DIXON ST	6CT
		$0
	KENTON OH 43326	

Eff Rate: – 57.45 — 53.98 — 56.47 — 56.17 — a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	340	340	340	340	340
Acres	3.4810	3.4810	3.4810	3.4810	
Land100%	43290	56860	56860	56860	56850
Bldg100%	248660	264400	264400	264400	264400
Totl100%	291940t	321260t	321260t	321260t	321250t
Cauv100%					
Tax Value:					
Land 35%	15150	19900	19900	19900	19900
Bldg 35%	87030	92540	92540	92540	92540
Totl 35%	102180t	112440t	112440t	112440t	112440t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	5870.40	6069.08	6349.26	6316.06	
Sp-Asmnt	489.35	489.35	519.58	519.58	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
18'	*MANF	M		24331		a	*MAIN
18'	*MANF	C		9143		b	OTHER
18'	*MANF	C		11505		c	OTHER
18'	*MANF	M		5120		d	*MAIN
18'	*MANF	M		7146		e	*MAIN
14'	*CNPY	M		1380		f	*MAIN

STANDARD PLUMBING & HEAT

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
99	6	2015-03-09	GOOD GENE A TRUSTEE	6CT *	0	48860	220110
703	4	1994-08-03	GOOD GENE A & SHARON J	4WD *	0	0	399110

Year	Land	Bldg	Total	Net Tax
2021	15150	87030	102180	5911.90
2020	15150	87030	102180	5285.00

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			

201 S DIXON ST 43326

Occupancy 0 Vacant Land

B 1 2 U A

Neighborhood:
Code: 3620
Dwl/Gar/NC% 1.1200

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MFG			57245	26.79	C	1880AV	1533590	.80	.15	260710
2	Paving			8000	1.50	C	1985FR	12000	.80		2400
3	FENCE			550	11.75	C	1985FR	6460	.80		1290

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	2.6310				20000		52600	52600
site value	.8500				5000		4250	4250

Call Back: Sign: PSN Date: 2015-03-25 Lister: 36-460036.0000-v082020R