

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-470002.0000
P96

RES
2025

sale

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

2022 BUR MAC DEVELOPMENT C	2008-07-03
2023 BUR MAC DEVELOPMENT C	2008-07-03
2024 BUR MAC DEVELOPMENT C	2008-07-03
2025 BUR MAC DEVELOPMENT COR	2008-07-03 J C WMS 2
305 S HIGH ST	4WD
KENTON OH 43326	\$0

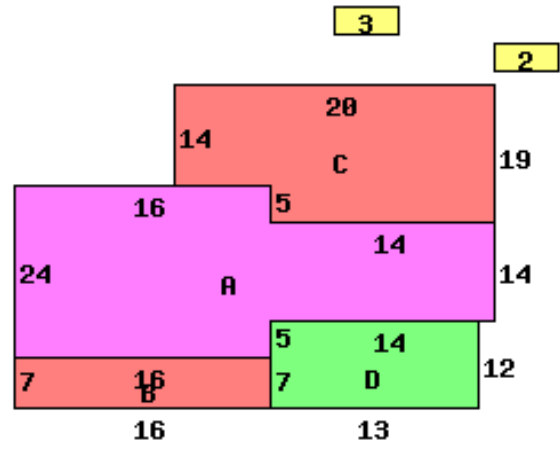
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4830	5510	5510	5510	5520
Bldg100%	45340	60290	60290	60290	60290
Totl100%	50170t	65800t	65800t	65800t	65810t
Cauvl00%					
Tax Value:					
Land 35%	1690	1930	1930	1930	1930
Bldg 35%	15870	21100	21100	21100	21100
Totl 35%	17560t	23030t	23030t	23030t	23030t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	820.28	946.92	1001.74	995.16	
Sp-Asmnt	21.02	21.02	30.82	101.16	

SHB+ 1TB	CONS F	TYPE M	FACT	SQ-FT 580	VALUE	a *MAIN
1	F/C	A		112		b ADDTN
1	F/C	A		350		c ADDTN
	OFF	P		156	4680	d PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
245	4	2008-07-03	BUR MAC DEVELOPMENT CORP	4WD *	0	5740	51510
701	1	2004-10-29	BUROKER JEFFREY S & LAUR	1WD	64800	5230	43710
417	1	2004-09-13	HOME SAVINGS & LOAN CO K	1OC *	0	5230	43710
519	1	2002-12-03	SPRANG CHRISTOPHER M	1OC *	0	5230	43710
536	1	2001-10-23	SPRANG CHRISTOPHER M &	1FD	60000	5230	36090

Year	Land	Bldg	Total	Net Tax
2021	1690	15870	17560	823.28
2020	1690	15870	17560	715.10

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
539 DELQ WATER - KENTON CORP			XA/2025
642 TRASH-KENTON CITY			XA/2025



305 S HIGH ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1T	Sq-Ft	Value
Floor Level	Main	FRAME	1042 104880
	Part Upper	FRAME	580 35270
	Basement		145 3200
	Subtotal		143350
Shingle	Roof	GABLE	
Plaster/Drywall	P P		Extra Features 4680
Panelled Wall	X X		Total Value 148030
Unfinished Wall	X		
Floor/Pine	X X		PUB SIDEWALK
Floor/Carpet	X X		
Number of Rooms	1 4 3		Neighborhood:
Bedrooms	3		Code: 3620
Central Heat	A		Dwl/Gar/NC% 1.1200
FORCED AIR			
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1TB F		1622		C	OLD/FR	148030	.65		58030
2 Garage		12X20	240		C	OLD/AV	5760	.65		2260
3 Pool	*PP		0			2021	0			0
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value		
	48.0000	48.00	140	96	120	115	5520	5520		