

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-470024.0000
L134

RES
2023

sale

Eff Rate:- 44.63 — 50.76 — 50.59 — 44.66 — a/r

2020 AUGUR NICK	2017-11-06
2021 AUGUR NICK	2017-11-06
2022 AUGUR RENTALS LLC	2021-03-11
2023 AUGUR RENTALS LLC	2021-03-11 J C WMS 24
325 S CLINTON ST	4QC
KENTON OH 43326	\$0 07.1-05-47-024

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4740	4740	4740	5430	5420
Bldg100%	52800	52800	52800	70430	70430
Totl100%	57540t	57540t	57540t	75860t	75850t
Cauvl00%					
Tax Value:					
Land 35%	1660	1660	1660	1900	1900
Bldg 35%	18480	18480	18480	24650	24650
Totl 35%	20140t	20140t	20140t	26550t	26550t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	820.14	944.22	940.80	1091.66	
Sp-Asmnt	122.62	21.10	21.10	21.10	

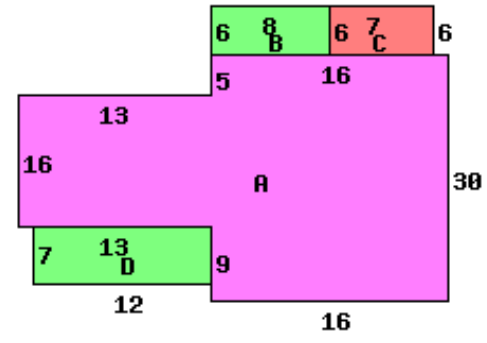
SHB+ 1T	CONS F	TYPE M	FACT	SQ-FT 688	VALUE	a *MAIN
1	EFP	P		48	1920	b PORCH
	F/C	A		42		c ADDTN
	OFF	P		84	2520	d PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
100	4	2021-03-11	AUGUR RENTALS LLC	4QC *	0	4740	52800
552	1	2017-11-06	AUGUR NICK	1WD	27500	6230	38860
344	1	2017-07-20	WELLS FARGO BANK NA	1SH	18000	6230	38860
1147	1	1995-11-22	LONG KENNETH T & PEGGY L	1WD	37000	5000	27110
435	1	1989-06-02		1WD	15000	0	24910

Year	Land	Bldg	Total	Net Tax
2019	1580	15010	16590	653.30
2018	1580	15010	16590	653.96

Project	902 MAIN DISTRICT CONSERVANCY	XA/2023	ben acres	/ %	factor
	500 HARDIN COUNTY LANDFILL	XA/2023			

2



325 S CLINTON ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1T	Sq-Ft	Value
Floor Level		
Main	FRAME	730 91760
Part Upper	FRAME	688 39510
Basement		192 4040
Subtotal		135310
Shingle	Roof	GABLE
Plaster/Drywall	X X	Extra Features 4440
Unfinished Wall	X	Total Value 139750
Floor/Pine	X X	
Number of Rooms	1 3 3	PUB SIDEWALK
Bedrooms	3	
Central Heat	A	Neighborhood: 3620
FORCED AIR		Code: 1.1200
Plumbing		Dwl/Gar/NC%
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	LT F	1418		C	OLD/AV	139750	.55		70430
2 Shed	*PP	8X10	80		2000FR	0			0
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value		
	48.0000	48.00	132	94	120	5420	5420		