PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-470024.0000 RES
L134 2025

sale

2022 AUGUR RENTALS LLC	2021-03-11
2023 AUGUR RENTALS LLC	2021-03-11
2024 AUGUR RENTALS LLC	2021-03-11
2025 AUGUR RENTALS LLC	2021-03-11 J C WMS 24
325 S CLINTON ST	4QC
	$0
KENTON OH 43326	

Eff Rate: – 50.59 — 44.66 — 47.03 — 47.03 — a/r

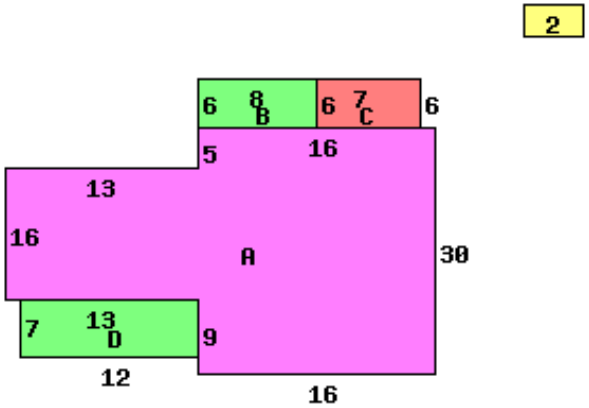
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4740	5430	5430	5430	5420
Bldg100%	52800	70430	70430	70430	70430
Totl100%	57540t	75860t	75860t	75860t	75850t
Cauv100%					
Tax Value:					
Land 35%	1660	1900	1900	1900	1900
Bldg 35%	18480	24650	24650	24650	24650
Totl 35%	20140t	26550t	26550t	26550t	26550t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	940.80	1091.66	1154.86		
Sp-Asmnt	21.10	21.10	31.30		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F	M		688		a	*MAIN
	EFP	P		48	1920	b	PORCH
1	F/C	A		42		c	ADDTN
	OFP	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
2021	1660	18480	20140	944.22
2020	1660	18480	20140	820.14

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



325 S CLINTON ST 43326

Occupancy 1 Single Family

Story Height 1T

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	730	91760
	Part Upper	FRAME	688	39510
	Basement		192	4040
	Subtotal			135310
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X
Unfinished Wall	X
Floor/Pine	X X
Number of Rooms	1 3 3
Bedrooms	3
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1

Extra Features	4440
Total Value	139750
PUB SIDEWALK	
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	DWELLING	1T F		1418		C	OLD/AV	139750	.55		70430
2	Shed	*PP	8X10	80			2000FR	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	48.0000	48.00	132	94	120	113	5420	5420

Call Back: Sign: PSN Date: 2015-03-25 Lister: 36-470024.0000-v082020R