PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-470024.0000 RES
L134 2026

sale

2023 AUGUR RENTALS LLC	2021-03-11	
2024 AUGUR RENTALS LLC	2021-03-11	
2025 AUGUR RENTALS LLC	2021-03-11	
2026 AUGUR RENTALS LLC	2021-03-11	J C WMS 24
325 S CLINTON ST	4QC	
	$0	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

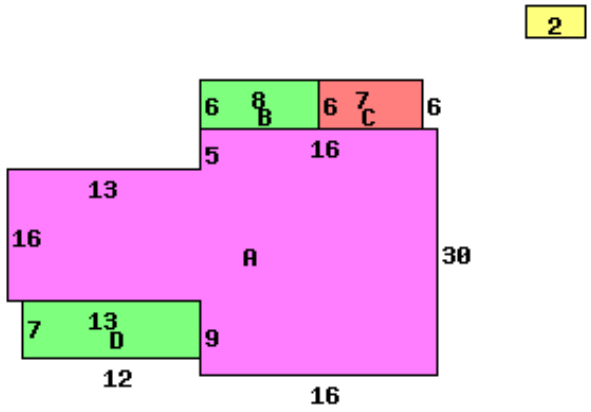
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5430	5430	5430	5430		5430	6230	6240
Bldg100%	70430	70430	70430	70430		70430	97490	97480
Totl100%	75860t	75860t	75860t	75860t		75860t	103710t	103720t
Cauv100%								
Tax Value:								
Land 35%	1900	1900	1900	1900		1900	2180	2180
Bldg 35%	24650	24650	24650	24650		24650	34120	34120
Totl 35%	26550t	26550t	26550t	26550t		26550t	36300t	36300t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1091.66	1154.86	1147.24	1147.24	1147.24			
Sp-Asmnt	21.10	31.30	31.30	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
2022	1660	18480	20140	940.80
2021	1660	18480	20140	944.22

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



325 S CLINTON ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	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	Extra Features	4440
Unfinished Wall	X	Total Value	139750
Floor/Pine	X X		
Number of Rooms	1 3 3	PUB SIDEWALK	
Bedrooms	3		
		Neighborhood:	
Central Heat	A	Code:	3620
FORCED AIR		Dwl/Gar/NC%	1.5500
Plumbing			
Standard	1		

	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		97480
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	138	130	6240	6240

Call Back: Sign: PSN Date: 2015-03-25 Lister:

36-470024.0000-v082020R