

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-490010.0000
K75

RES
2025

sale

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

| | |
|------------------------------|----------------------|
| 2022 BROWN JACQUELINE J | 1992-05-05 |
| 2023 ROSEBROUGH GEORGE EDW | 2022-08-01 |
| 2024 ROSEBROUGH GEORGE EDW | 2022-08-01 |
| 2025 ROSEBROUGH GEORGE EDWAR | 2022-08-01 BRUMMS 10 |
| 85 BROADWAY ST | LWD |
| KENTON OH 43326 | \$92,500 |

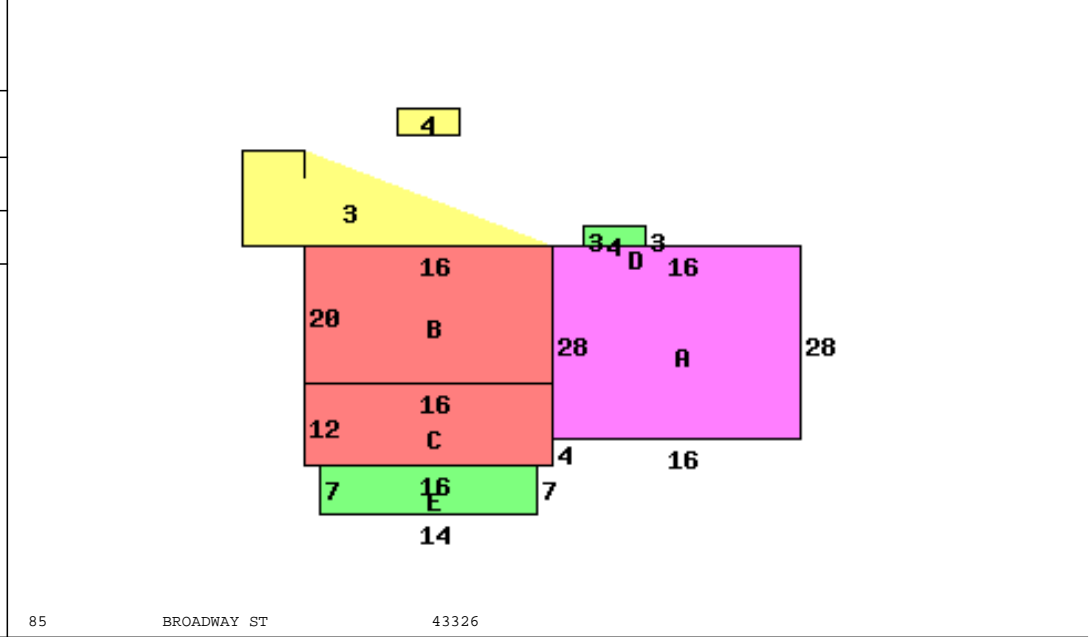
| | | | | | |
|------------|--------|---------|---------|---------|----------------------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | 5940 | 7910 | 7910 | 7910 | 7900 |
| Land100% | 71310 | 93000 | 93000 | 93000 | 93000 |
| Bldg100% | 77260t | 100910t | 100910t | 100910t | 100900t |
| Totl100% | | | | | |
| Cauvl00% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 2080 | 2770 | 2770 | 2770 | 2770 |
| Bldg 35% | 24960 | 32550 | 32550 | 32550 | 32550 |
| Totl 35% | 27040t | 35320t | 35320t | 35320t | 35320t |
| Hmstd35% | | 33790 | 33790 | 33790 | |
| Owner Oc | 26.24 | 29.90 | 29.88 | 29.78 | hmstd 2770 l 31020 b |
| Hmstd RB | 400.22 | | | | |
| Net Tax | 836.68 | 1422.34 | 1506.44 | 1496.42 | |
| Sp-Asmnt | 21.27 | 21.27 | 32.41 | 32.41 | |

| | | | | | | | |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 1HB | F | M | | 448 | | b | ADDTN |
| 1 A | F/C | A | | 320 | | c | ADDTN |
| 1 | F/C | A | | 192 | | d | PORCH |
| | OFF | P | | 12 | 360 | e | PORCH |
| | OFF | P | | 98 | 2940 | | |

| | | | | | | | |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:blgd |
| 393 | 1 | 2022-08-01 | ROSEBROUGH GEORGE EDWARD | LWD | 92500 | 5940 | 71310 |
| 402 | 1 | 1992-05-05 | | LWD | 39000 | 0 | 27400 |
| 917 | 1 | 1988-11-08 | | LUN * | 0 | 0 | 27400 |

| | | | | |
|------|------|-------|-------|---------|
| Year | Land | Bldg | Total | Net Tax |
| 2021 | 2080 | 24960 | 27040 | 839.80 |
| 2020 | 2080 | 24960 | 27040 | 726.94 |

Project
902 MAIN DISTRICT CONSERVANCY XA/2025
500 HARDIN COUNTY LANDFILL XA/2025



| | | |
|---------------------------|------------------------|-----------------------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS | |
| Story Height 1H | Sq-Ft | Value |
| Floor Level | | |
| Main | FRAME | 960 100780 |
| Part Upper | FRAME | 448 24730 |
| Qtr Story | FRAME | 320 1470 |
| Basement | | 224 4590 |
| Subtotal | | 131570 |
| Metal | Roof GABLE | |
| Plaster/Drywall | X X X | 320 sq ft Attic Finish 5800 |
| Panelled Wall | X | Extra Features 3300 |
| Unfinished Wall | X | Total Value 140670 |
| Floor/Pine | X X X | |
| Floor/Carpet | X X X | |
| Number of Rooms | 1 4 2 1 | PUB SIDEWALK |
| Bedrooms | 1 2 | Neighborhood: |
| Central Heat | A | Code: 3630 |
| FORCED AIR | | Dwl/Gar/NC% 1.0500 |
| Plumbing | | |
| Standard | 1 | |

| | | | | | | | | | |
|------------|----------|-----------|-------|--------|-----------|-----------|----------|-------|-------|
| Bldg Type | SHB+Cons | DixHt | Unit | Grade | Blt/Renov | Replace | Phy | Fnc | True |
| 1 DWELLING | 1HB F | FtxFt | Area | Rate | Cond | Value | Dpr | Dpr | Value |
| 3 Shed | *PP 0 | 10X14 | 140 | | OLD/FR | 0 | | | 0 |
| 4 Shed | | 12X40 | 480 | | D 2022AV | 4610 | .05 | | 4380 |
| front lot | acres/ | effective | depth | depth | actual | effective | extended | true | |
| | frontage | frontage | depth | factor | rate | rate | value | value | |
| | 50.0000 | 50.00 | 200 | 113 | 140 | 158 | 7900 | 7900 | |

85 BROADWAY ST 43326

Call Back: Sign: PSN Date: 2015-12-02 Lister: 36-490010.0000-v082020R