

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-530012.0000
R44

RES
2025

sale

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

2022 BEACH THOMAS & DIANA	1986-08-13
2023 BEACH THOMAS & DIANA	1986-08-13
2024 BEACH THOMAS & DIANA	1986-08-13
2025 BEACH THOMAS & DIANA L 625 ELIZA ST	1986-08-13 KENTON LANDS S 33 1.654A
KENTON OH 43326	\$10,000

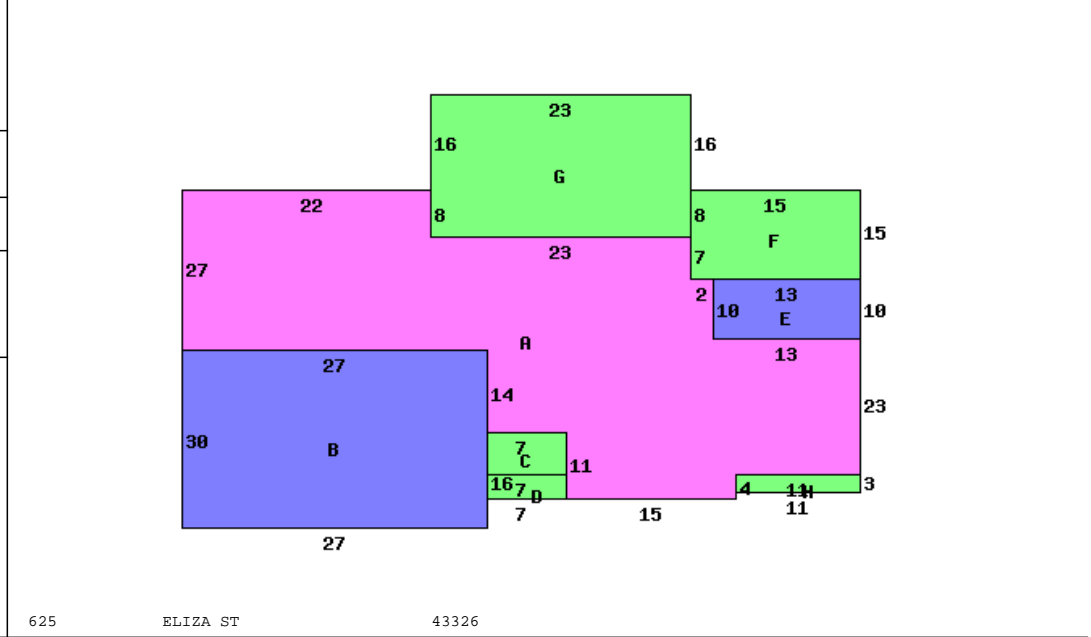
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	22000	29370	29370	29370	29360
Land100%	162510	184430	184430	184430	184420
Bldg100%	184510t	213800t	213800t	213800t	213780t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	7700	10280	10280	10280	10280
Bldg 35%	56880	64550	64550	64550	64550
Totl 35%	64580t	74830t	74830t	74830t	74820t
Hmstd35%					
Owner Oc	62.64	66.22	66.16	65.96	
Hmstd RB	400.22	368.96	417.58	429.66	
Net Tax	2553.90	2641.58	2771.16	2737.84	
Sp-Asmnt	30.95	37.21	33.21	36.21	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	A	B	M	1785		a	GRACE
		B2	G	810	22680	b	GRACE
		OFFP	P	49	1470	c	GRACE
		RFX	P	28	280	d	PORCH
		B	G	130	3640	e	GRACE
		PAT	P	225	680	f	PORCH
		DK	P	552	8280	g	PORCH
		RFX	P	33	330	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
642	0	1986-08-13		*	10000	0	13910
412	0	1986-06-06		*	8000	0	16710
811	0	1985-11-13		*	12000	0	22000

Year	Land	Bldg	Total	Net Tax
2021	7700	56880	64580	2563.36
2020	7700	56880	64580	2218.96

project	ben acres	%	factor
131 BLANCHARD RIVER MAINT			XA/2025
235 KELLOGG #983 - BLANCHARD			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023
306 BLOOM #1043 - BLANCHARD			XA/2025
349 OSBORN-BLANCHARD RIVER			XA/2025



Occupancy	1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height	1			
Floor Level	Main	BRICK	1785	143280
	Qtr Story	BRICK	1785	6730
	Subtotal			150010
Shingle	Roof	HIP		
	B 1 2 U A			
	D	Air Conditioning		3110
	X	Plumbing		2100
	X	Garages and Carports		26320
	5	Extra Features		11040
	3	Total Value		192580
Central Heat	A			
FORCED AIR		Neighborhood:		
Central A/C	A	Code:		3630
Plumbing		Dwl/Gar/NC%		1.0500
Standard	1			
Extra 3 Fixture	1			

Bldg Type	SHB+Cons	DixHt	Area	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 AB	FtxFt	1785	Rate	Grade	Cond	Dpr Dpr	Value
		effective		depth	actual	effective	extended	true
front lot	202.1300	202.00	347	122	140	171	34540	29360
		rate		factor	rate	rate	value	Shape / Si