

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 |

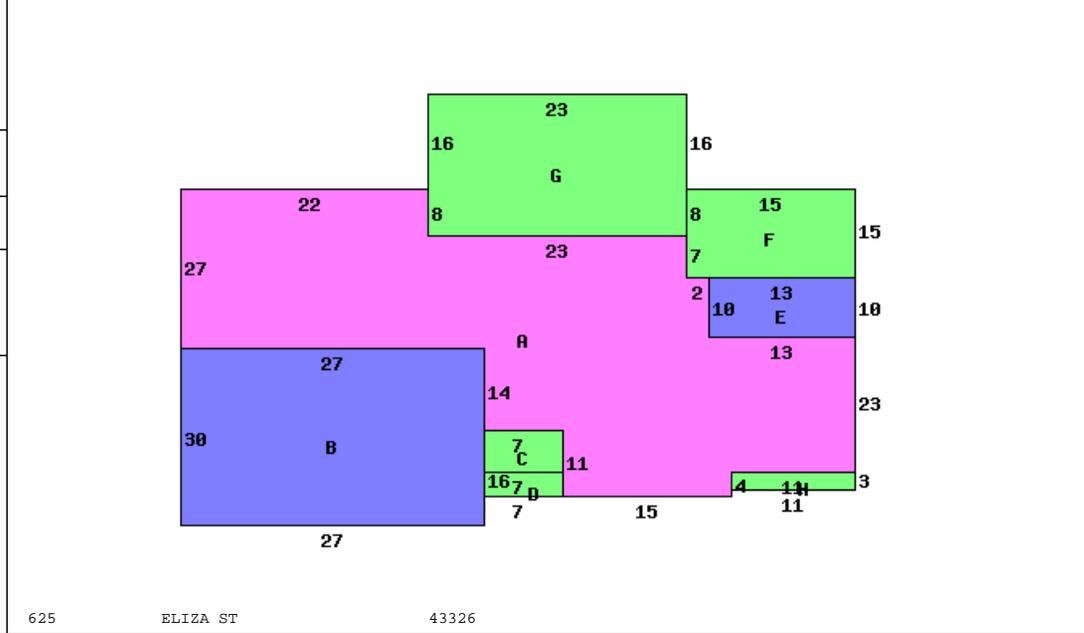
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|------------|---------|---------|---------|---------|---------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 511 | 511 | 511 | 511 | 511 |
| Acres | 22000 | 29370 | 29370 | 29370 | 29360 |
| Land100% | 162510 | 184430 | 184430 | 184430 | 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 | | | GRACE |
| | | B2 | G | 810 | 22680 | b | GRACE |
| | | OFFP | P | 49 | 1470 | c | PORCH |
| | | 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 | |
| Story Height 1 | Sq-Ft | Value |
| Floor Level | | |
| Main | BRICK | 1785 143280 |
| Qtr Story | BRICK | 1785 6730 |
| Subtotal | | 150010 |
| Shingle | HIP | |
| Plaster/Drywall | D | Air Conditioning 3110 |
| Unfinished Wall | X | Plumbing 2100 |
| Floor/Carpet | X | Garages and Carports 26320 |
| Number of Rooms | 5 | Extra Features 11040 |
| Bedrooms | 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 |
| front lot | 202.1300 | effective | 202.00 | depth | actual | effective | extended | true |
| | | frontage | | factor | rate | rate | value | value |
| | | | | | | | | Shape / Si |

| | | | |
|------------|----------------------------|---------|-------------------------|
| Call Back: | Sign: PSN Date: 2015-01-12 | Lister: | 36-530012.0000-v082020R |
|------------|----------------------------|---------|-------------------------|