

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

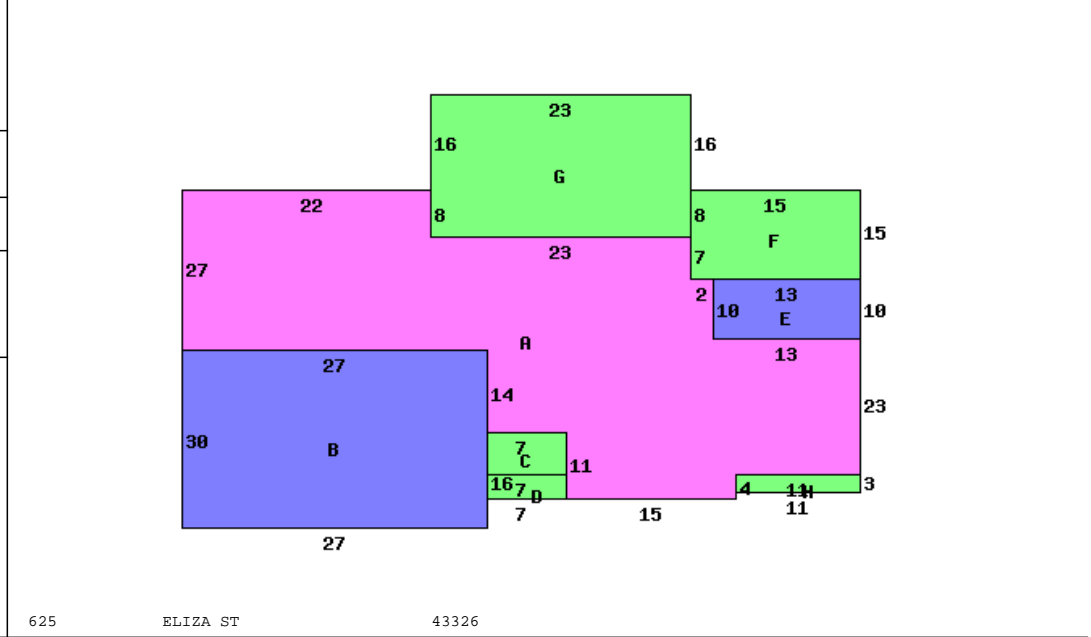
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	22000	29370	29370	29370	29360
Land100%	162510	184430	184430	184430	184420
Bldg100%	184510t	213800t	213800t	213800t	213780t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	7700	10280	10280	10280	10280
Bldg 35%	56880	64550	64550	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			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	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	effective	depth	actual	effective	extended	true
	front lot	frontage	frontage	depth	rate	rate	value	value
		202.1300	202.00	347	122	140	34540	29360
								Shape / Si