PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-530042.0000 RES
R48 2026

## sale

| | | |
|---|---|---|
| 2023 LEGGE BILLIE M | 2012-06-06 | |
| 2024 LEGGE BILLIE M | 2012-06-06 | |
| 2025 LEGGE BILLIE M | 2012-06-06 | |
| 2026 LEGGE BILLIE M | 2012-06-06 | KENTON LANDS .275A |
| 651 HARDING AVE | 1WD | SEE PCL 36-530042.01 FOR |
| | $85,000 | REST OF SPECIAL ASSESSMEN |
| KENTON OH 43326 | | |

| | | |
|---|---|---|
| 2027 HARROD KASEY R | 2025-10-17 | |
| 651 HARDING AVE | 1WD | |
| KENTON OH 43326 | | |

## Eff Rate: – 44.66 — 47.03 — 46.74 — 46.74 — a/r

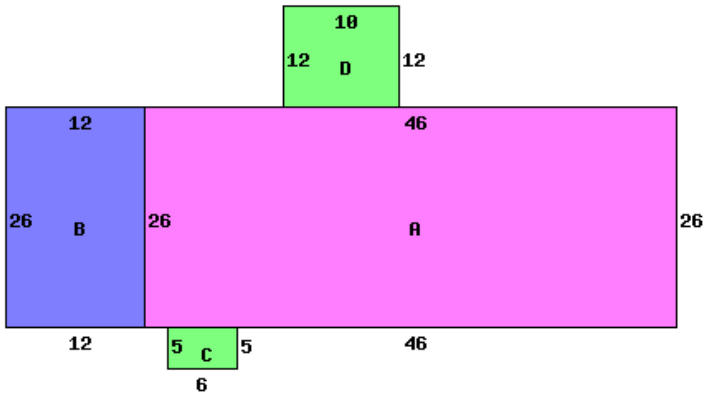
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 511 | 511 | 511 | 511 | 0 | 511 | 511 | 511 |
| Acres | .2800 | .2800 | .2800 | .2800 | .2800 | | | |
| Land100% | 11200 | 11200 | 11200 | 11200 | | 11200 | 12890 | 12880 |
| Bldg100% | 83630 | 83630 | 83630 | 83630 | | 83630 | 115490 | 115490 |
| Totl100% | 94830t | 94830t | 94830t | 94830t | | 94830t | 128370t | 128370t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 3920 | 3920 | 3920 | 3920 | | 3920 | 4510 | 4510 |
| Bldg 35% | 29270 | 29270 | 29270 | 29270 | | 29270 | 40420 | 40420 |
| Totl 35% | 33190t | 33190t | 33190t | 33190t | | 33190t | 44930t | 44930t |
| Hmstd35% | | | | | | | | |
| Owner Oc | 29.38 | 29.34 | 29.26 | 29.26 | 29.26 | | | |
| Hmstd RB | 368.96 | 417.58 | 429.66 | 429.66 | 429.66 | | | |
| Net Tax | 966.32 | 996.76 | 975.24 | 975.24 | 975.24 | | | |
| Sp-Asmnt | 35.50 | 31.50 | 34.50 | 34.50 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | F/C | M | | 1196 | | a | *MAIN |
| | F | G | | 312 | 7490 | b | GRAGE |
| | STP | P | | 30 | 120 | c | PORCH |
| | WDD | P | | 120 | 1800 | d | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 519 | 1 | 2025-10-17 | HARROD KASEY R | 1WD | | 140000 | 11200 | 83630 |
| 421 | 1 | 2025-09-22 | VAN BUSKIRK ANITA ETAL | 1TD | * | 0 | 11200 | 83630 |
| 248 | 1 | 2012-06-06 | LEGGE BILLIE M | 1WD | | 85000 | 11370 | 74430 |
| 820 | 1 | 2005-12-12 | STEVENS GREGORY J & RHON | 1WD | | 87000 | 10570 | 78510 |
| 292 | 1 | 2003-05-30 | PARSELL TERESA L | 1WD | | 82000 | 9600 | 73690 |
| 87 | 1 | 2003-02-21 | ANSTINE LINDA M ETAL | 1AF | * | 0 | 9600 | 73690 |
| 161 | 1 | 2002-03-29 | MODD ANNA MAE ETAL LE | 1WD | | 78000 | 9600 | 61400 |
| 254 | 2 | 1990-04-04 | | 2WD | | 10000 | 1400 | 0 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 2940 | 27810 | 30750 | 1006.38 |
| 2021 | 2940 | 27810 | 30750 | 1010.12 |

| 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 | | | |




651 HARDING AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1196 | 105950 |
| | Subtotal | | | 105950 |
| Metal | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | X | Air Conditioning | 2130 |
| Floor/Carpet | X | Plumbing | 2100 |
| Floor/Tile-Lino | X | Garages and Carports | 7490 |
| Number of Rooms | 5 | Extra Features | 1920 |
| Bedrooms | 3 | Total Value | 119590 |
| Central Heat | A | PUB ELECTRIC | |
| ELECTRIC | | PUB WATER | |
| Central A/C | A | PUB SEWER | |
| Plumbing | | PUB UNIMPORTANT ST/RD | |
| Standard | 1 | | |
| Extra 3 Fixture | 1 | Neighborhood: | |
| | | Code: | 3630 |
| | | Dwl/Gar/NC% | 1.4500 |

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | 1 F/C | | 1196 | | C- | 1990AV | 107630 | .26 | | 115490 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | | 80.00 | 150 | 100 | 161 | 161 | 12880 | 12880 |

Call Back: Sign: PSN Date: 2015-01-12 Lister:

36-530042.0000-v082020R