

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-531013.0000  
T131

RES  
2025

sale

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

2022 WILLS BERNARD L & MIC	2017-04-24
2023 WILLS BERNARD L & MIC	2017-04-24
2024 WILLS BERNARD L & MIC	2017-04-24
2025 WILLS BERNARD L & MICHE	2017-04-24
827 HARDING AVE	HERITAGE ESTATES 13
	1SD SEE PARCEL 36-531013.0100
KENTON OH 43326	\$133,000 FOR REST OF SPECIAL ASSES

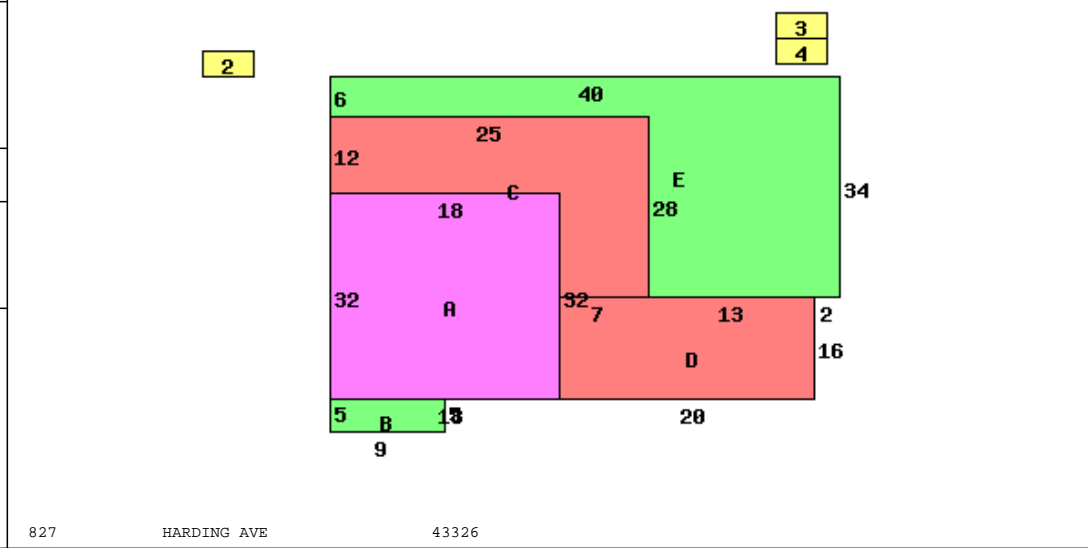
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	16710	25400	25400	25400	25400
Bldg100%	95260	137940	137940	137940	137940
Totl100%	111970t	163340t	163340t	163340t	163340t
Cauvl00%					
Tax Value:					
Land 35%	5850	8890	8890	8890	8890
Bldg 35%	33340	48280	48280	48280	48280
Totl 35%	39190t	57170t	57170t	57170t	57170t
Hmstd35%		56710	56710	56620	
Owner Oc		50.18	50.14	49.92	hmstd 8890 l 47730 b
Hmstd RB		368.96	417.58	429.66	
Net Tax	1830.68	1931.48	2019.02	1990.76	
Sp-Asmnt	30.00	35.50	31.50	34.50	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	B	F	M	576			
		OFF	P	45	1350	b	PORCH
1		F/C	A	412		c	ADDTN
1		F/C	A	320		d	ADDTN
		DK	P	660	9900	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
177	1	2017-04-24	WILLS BERNARD L & MICHELL	1SD	133000	14400	70340
378	1	2014-09-02	DOUGLAS MARTIN D	LWD	90000	14400	77940
391	1	2006-06-21	DOUGLAS MATTHEW D	LSH	70000	16710	66860
1186	1	1994-12-27	ROSS JEFFREY L & REBECCA	LWD	69000	0	55630
498	1	1992-06-02		LWD	59900	0	39430
222	1	1991-04-05		LUN *	55000	0	30030
1008	1	1990-12-14		LUN *	20200	0	30030
256	1	1990-04-04		LWD	18500	0	30030
255	1	1990-04-04		LWD	18200	0	30030

Year	Land	Bldg	Total	Net Tax
2021	5850	33340	39190	1837.36
2020	5850	33340	39190	1595.90

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



Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	2	Sq-Ft Value
Floor Level	Main	FRAME 1308 104840
	Full Upper	FRAME 576 47420
	Basement	576 10960
	Subtotal	163220
Shingle	Roof	GABLE
Plaster/Drywall	X X	Plumbing 2100
Unfinished Wall	X	Extra Features 11250
Floor/Hardwood	X	Total Value 176570
Floor/Pine	X	
Number of Rooms	1 6 2	
Bedrooms	1 2	Neighborhood:
Central Heat	A	Code: 3690
FORCED AIR		Dwl/Gar/NC% 1.0600
Plumbing		
Standard	1	
Extra 3 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	1884		C	1930VG	176570	.30		131020
2 Garage		25X24	600	C	1967AV	14400	.65		5340
3 Shed		12X16	192	D	2022AV	1840	.05	.25	1310
4 P	* OFFP	4X12	48	D	2022AV	0			0
5 P	OFFP	4X12	48	D	2022AV	1150	.05	.75	270
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
	100.0000	100.00	170	106	240	254	25400	25400	