

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-531029.0000
T111

RES
2025

sale

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

2022	BINAU JOHN F	2014-05-06	
2023	BINAU JOHN F	2014-05-06	
2024	BINAU JOHN F	2014-05-06	
2025	BINAU JOHN F	2014-05-06	OAKRIDGE SUB INLOT 8
	212 HIDEAWAY DR	1QC	
	KENTON OH 43326	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	18140	20770	20770	20770	20760
Bldg100%	203860	234200	234200	234200	234190
Totl100%	222000t	254970t	254970t	254970t	254950t
Cauvl00%					

Orig Tax Year 1997
Parent: 36-531029.0000

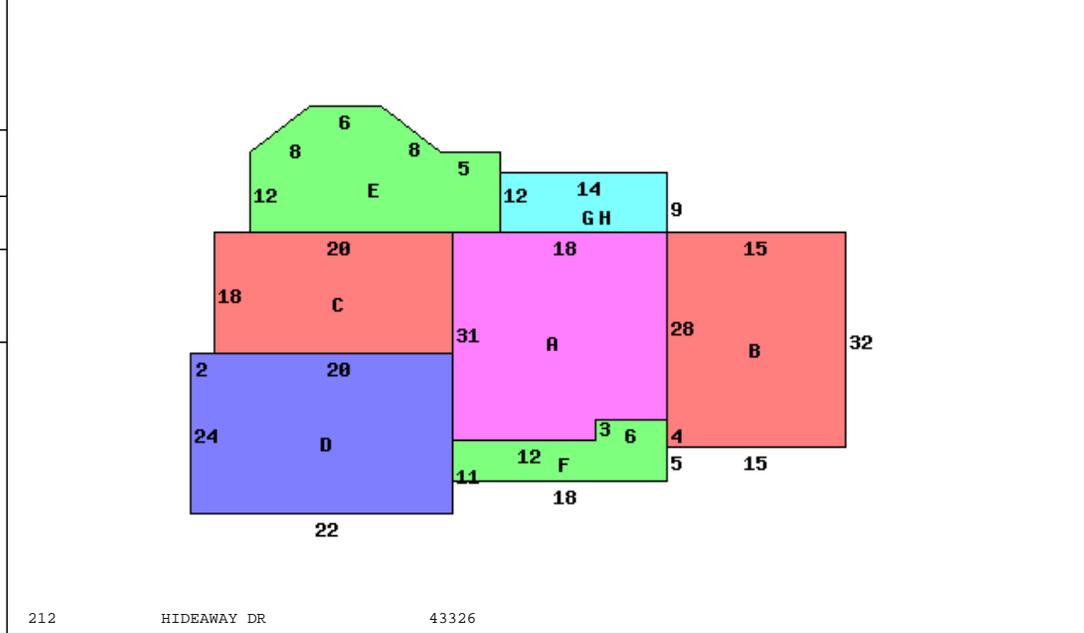
Tax Value:					
Land 35%	6350	7270	7270	7270	7270
Bldg 35%	71350	81970	81970	81970	81970
Totl 35%	77700t	89240t	89240t	89240t	89230t
Hmstd35%					
Owner Oc	75.38	78.98	78.90	78.66	
Hmstd RB					
Net Tax	3554.24	3590.26	3802.80	3777.44	
Sp-Asmnt	30.00	35.50	31.50	31.50	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	B	F	M	540			
1	B	F	A	480			ADDTN
1	BA	F	A	360			ADDTN
		F	F	528	15330		GRAGE
		DK	P	329	4940		PORCH
		OFFP	P	126	3780		PORCH
		VAULT	X	126			OTHER
		F/C	A	126			ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
225	1	2014-05-06	BINAU JOHN F	1QC *	0	15710	174310
412	1	1998-07-21	BINAU JOHN F & TRACY G	1WD	164500	0	0
161	9	1998-04-10	M J MYERS GROUP LLC	9WD *	0	0	0

Year	Land	Bldg	Total	Net Tax
2021	6350	71350	77700	3567.48
2020	6350	71350	77700	3088.18

project	ben acres	%	factor
131 BLANCHARD RIVER MAINT			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



212 HIDEAWAY DR 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level		
Main	FRAME	1506 118940
Full Upper	FRAME	540 45840
Qtr Story	FRAME	360 1630
Basement		1380 25540
Subtotal		191950
Shingle	Roof	GABLE/HIP
B 1 2 U A		
Plaster/Drywall	D D	360 sq ft Attic Finish 6420
Unfinished Wall	X	Fireplaces 2000
Floor/Carpet	X X	Plumbing 1400
Floor/Concrete	X	Garages and Carports 15330
Number of Rooms	1 6 2	Extra Features 10200
Bedrooms	1 2	Total Value 227300
Fireplace		
Openings	1	Neighborhood:
Stacks	1	Code: 3690
Central Heat	A	Dwl/Gar/NC% 1.0600
Plumbing		
Standard	1	
Extra 2 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	FtxFt	2406	Rate	B-	1998GD	272760	.19	Dpr	Value
front lot	acres/ frontage	effective frontage	depth	depth	actual	effective	extended	value	value	value
	217.0000	97.00	120	89	240	214	20760	20760		

Call Back:

Sign: PSN Date: 2015-02-24 Lister:

36-531029.0000-v082020R