PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-531029.0000 RES
T111 2026

sale

2023 BINAU JOHN F	2014-05-06	
2024 BINAU JOHN F	2014-05-06	
2025 BINAU JOHN F	2014-05-06	
2026 BINAU JOHN F	2014-05-06	OAKRIDGE SUB INLOT 8
212 HIDEAWAY DR	1QC	
	$0	
KENTON OH 43326		

Orig Tax Year 1997
Parent: 36-531029.0000

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

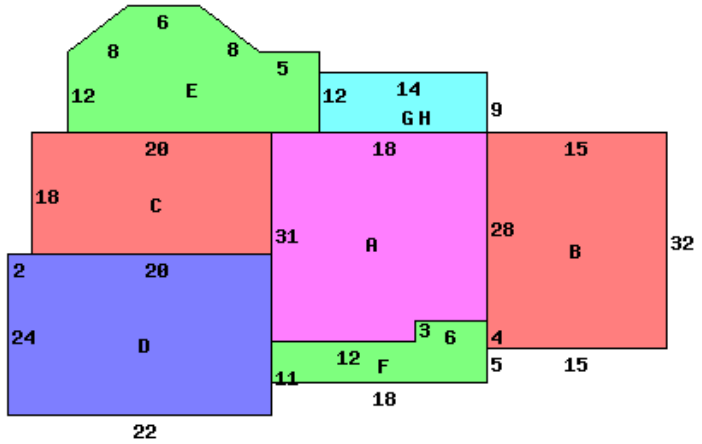
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	20770	20770	20770	20770		20770	23860	23860
Bldg100%	234200	234200	234200	234200		234200	331400	331400
Totl100%	254970t	254970t	254970t	254970t		254970t	355260t	355260t
Cauv100%								
Tax Value:								
Land 35%	7270	7270	7270	7270		7270	8350	8350
Bldg 35%	81970	81970	81970	81970		81970	115990	115990
Totl 35%	89240t	89240t	89240t	89240t		89240t	124340t	124340t
Hmstd35%								
Owner Oc	78.98	78.90	78.66	78.66	78.66			
Hmstd RB								
Net Tax	3590.26	3802.80	3777.44	3777.44	3777.44			
Sp-Asmnt	35.50	31.50	31.50	31.50				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		540		a	*MAIN
1 B	F	A		480		b	ADDTN
1 BA	F	A		360		c	ADDTN
	F F	G		528	15330	d	GRAGE
	DK	P		329	4940	e	PORCH
	OFP	P		126	3780	f	PORCH
	VAULT	X		126		g	OTHER
1	F/C	A		126		h	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
2022	6350	71350	77700	3554.24
2021	6350	71350	77700	3567.48

	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

			Sq-Ft	Value
Story Height 2				
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%		1.5000
Plumbing								
Standard		1						
Extra 2 Fixture		1						

	Bldg	Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING		2 B F		2406		B-	1998GD	272760	.19		331400

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	217.0000	97.00	120	89	276	246	23860	23860

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