

PLEASANT TWP  
KENTON CORP

00350

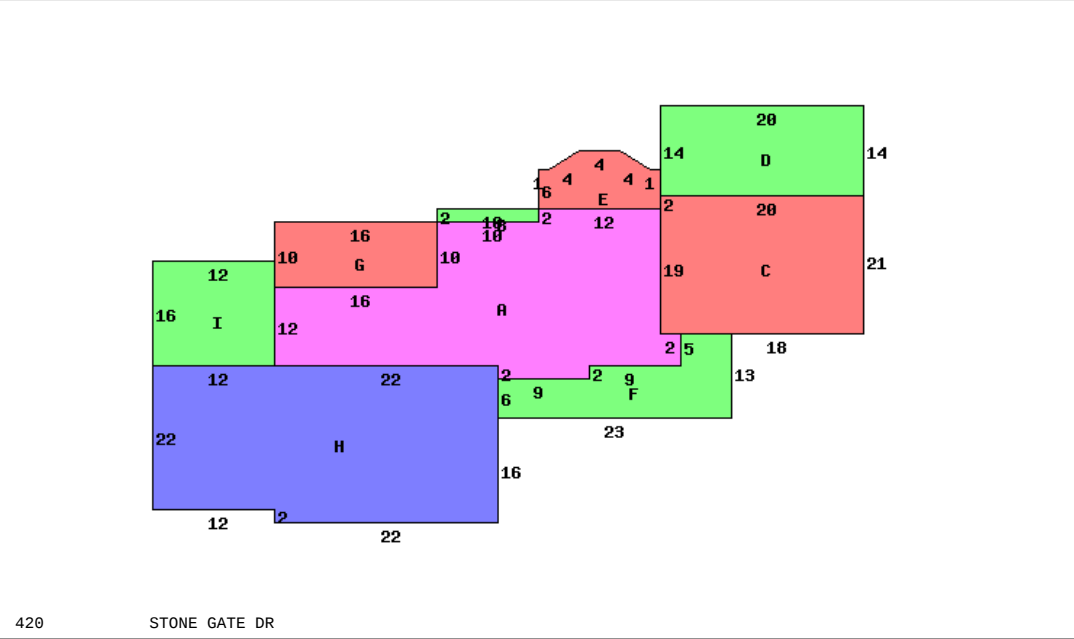
Hardin County, Ohio  
Michael T. Bacon, Auditor

36-533007.0000  
T102

RES  
2025

|                            |  |                        |            |  |  |  |  |         |         |         |         |         |         |
|----------------------------|--|------------------------|------------|--|--|--|--|---------|---------|---------|---------|---------|---------|
| 2022 REFFNER JOSHUA A & TI |  | 2012-06-25             | Tax Year   |  |  |  |  | 2022    | 2023    | 2024    | 2025    | 2025    | CAMA    |
| 2023 REFFNER JOSHUA A & TI |  | 2012-06-25             | Prop Cls   |  |  |  |  | 510     | 510     | 510     | 510     | 510     | 510     |
| 2024 CASTLE NICHOLAS JD &  |  | 2023-05-12             | Acres      |  |  |  |  |         |         |         |         |         |         |
| 2025 CASTLE NICHOLAS JD &  |  | 2023-05-12             | Land100%   |  |  |  |  | 10090   | 11510   | 11510   | 11510   | 11510   | 13250   |
| 420 STONE GATE DR          |  | 1SD                    | Bldg100%   |  |  |  |  | 204910  | 233600  | 233600  | 233600  | 233600  | 330580  |
| KENTON OH 43326            |  | \$290,000              | Totl100%   |  |  |  |  | 215000t | 245110t | 245110t | 245110t | 245110t | 343830t |
|                            |  |                        | Cauv100%   |  |  |  |  |         |         |         |         |         |         |
|                            |  |                        | Tax Value: |  |  |  |  |         |         |         |         |         |         |
|                            |  | Orig Tax Year 2001     | Land 35%   |  |  |  |  | 3530    | 4030    | 4030    | 4030    | 4030    | 4640    |
|                            |  | Parent: 36-530005.0000 | Bldg 35%   |  |  |  |  | 71720   | 81760   | 81760   | 81760   | 81760   | 115700  |
|                            |  |                        | Totl 35%   |  |  |  |  | 75250t  | 85790t  | 85790t  | 85790t  | 85790t  | 120340t |
|                            |  |                        | Hmstd35%   |  |  |  |  |         |         |         |         |         |         |
|                            |  |                        | Owner Oc   |  |  |  |  | 73.00   | 75.92   |         |         |         |         |
|                            |  |                        | Hmstd RB   |  |  |  |  |         |         |         |         |         |         |
|                            |  |                        | Net Tax    |  |  |  |  | 3442.18 | 3451.46 | 3731.62 | 3707.02 | 3707.02 |         |
|                            |  |                        | Sp-Asmnt   |  |  |  |  | 30.00   | 35.50   | 31.50   | 34.50   |         |         |

|               |                          |            |                          |               |           |         |          |
|---------------|--------------------------|------------|--------------------------|---------------|-----------|---------|----------|
| SHB+          | CONS                     | TYPE       | FACT                     | SQ-FT         | VALUE     |         |          |
| 2             | F/C                      | M          |                          | 728           |           | a       | *MAIN    |
|               | OH                       | P          |                          | 20            | 760       | b       | PORCH    |
| 1             | F/C                      | A          |                          | 420           |           | c       | ADDTN    |
|               | PAT                      | P          |                          | 280           | 840       | d       | PORCH    |
| 1             | F/C                      | A          |                          | 93            |           | e       | ADDTN    |
|               | OFF                      | P          |                          | 191           | 5730      | f       | PORCH    |
| 1             | F/C                      | A          |                          | 160           |           | g       | ADDTN    |
|               | F                        | F          |                          | 792           | 23000     | h       | GRAGE    |
|               | DK                       | P          |                          | 192           | 2880      | i       | PORCH    |
| gas fireplace |                          |            |                          |               |           |         |          |
| Sale#         | #p                       | sale date  | To                       | Type/Invalid? | Sale\$    | co:land | co:bldg  |
| 175           | 1                        | 2023-05-12 | CASTLE NICHOLAS JD &     | 1SD           | 290000    | 10090   | 204910   |
| 279           | 1                        | 2012-06-25 | REFFNER JOSHUA A & TIA L | 1SD           | 182500    | 8740    | 160030   |
| 638           | 1                        | 2003-11-05 | COLE LAWRENCE & MICHELLE | 1WD           | 20000     | 8460    | 0        |
| 409           | 5                        | 2003-09-03 | LIBERTY NATIONAL BANK    | 5WD *         | 0         | 8460    | 0        |
| Year          | Land                     | Bldg       | Total                    | Net Tax       |           |         |          |
| 2021          | 3530                     | 71720      | 75250                    | 3455.00       |           |         |          |
| 2020          | 3530                     | 71720      | 75250                    | 2990.82       |           |         |          |
| p r o j e c t |                          |            |                          |               | ben acres | /       | % factor |
| 131           | BLANCHARD RIVER MAINT    |            |                          | XA/2025       |           |         |          |
| 235           | KELLOGG #983 - BLANCHARD |            |                          | XA/2025       |           |         |          |
| 306           | BLOOM #1043 - BLANCHARD  |            |                          | XA/2025       |           |         |          |
| 921           | BLANCHARD RIVER MAINT    |            |                          | XA/2023       |           |         |          |
| 349           | OSBORN-BLANCHARD RIVER   |            |                          | XA/2025       |           |         |          |
| 500           | HARDIN COUNTY LANDFILL   |            |                          | XA/2025       |           |         |          |



|                           |           |            |           |                        |        |                      |           |           |       |       |        |           |           |          |       |        |
|---------------------------|-----------|------------|-----------|------------------------|--------|----------------------|-----------|-----------|-------|-------|--------|-----------|-----------|----------|-------|--------|
| Occupancy 1 Single Family |           |            |           | *DWELLING COMPUTATIONS |        |                      |           |           |       |       |        |           |           |          |       |        |
| Story Height              | 2         |            |           | Sq-Ft                  | Value  | Bldg Type            | SHB+Cons  | DixHt     | Area  | Unit  | Grade  | Blt/Renov | Replace   | Phy      | Fnc   | True   |
| Floor Level               |           |            |           |                        |        | 1 DWELLING           | 2 F/C     | FtxFtx    | 2129  | Rate  | B      | 2004AV    | 268760    | .18      | Dpr   | 330580 |
|                           |           | Main       | FRAME     | 1401                   | 110760 |                      |           | effective | depth | depth | actual | effective | effective | extended | value | true   |
|                           |           | Full Upper | FRAME     | 728                    | 54960  |                      | acres/    | frontage  | 151   | 100   | rate   | rate      | rate      | value    | value | value  |
|                           |           | Subtotal   |           |                        | 165720 |                      | front lot | 48.00     |       |       | 276    | 276       | 276       | 13250    | 13250 | 13250  |
| Shingle                   |           | Roof       | GABLE-HIP |                        |        |                      |           |           |       |       |        |           |           |          |       |        |
|                           | B 1 2 U A |            |           |                        |        |                      |           |           |       |       |        |           |           |          |       |        |
| Plaster/Drywall           |           | D D        |           |                        |        |                      |           |           |       |       |        |           |           |          |       |        |
| Floor/Hardwood            |           | X X        |           |                        |        | Air Conditioning     |           |           |       |       |        |           |           |          |       |        |
| Floor/Carpet              |           | X X        |           |                        |        | Plumbing             |           |           |       |       |        |           |           |          |       |        |
| Floor/Tile-Lino           |           | X X        |           |                        |        | Garages and Carports | 23000     |           |       |       |        |           |           |          |       |        |
| Number of Rooms           |           | 6 4        |           |                        |        | Extra Features       | 10770     |           |       |       |        |           |           |          |       |        |
| Bedrooms                  |           | 1 3        |           |                        |        | Total Value          | 206740    |           |       |       |        |           |           |          |       |        |
|                           |           |            |           |                        |        | PUB PAVED ST/RD      |           |           |       |       |        |           |           |          |       |        |
| Central Heat              |           | A          |           |                        |        | Neighborhood:        |           |           |       |       |        |           |           |          |       |        |
| FORCED AIR                |           |            |           |                        |        | Code:                | 3690      |           |       |       |        |           |           |          |       |        |
| Central A/C               |           | A          |           |                        |        | Dwl/Gar/NC%          | 1.5000    |           |       |       |        |           |           |          |       |        |
| Plumbing                  |           |            |           |                        |        |                      |           |           |       |       |        |           |           |          |       |        |
| Standard                  |           | 1          |           |                        |        |                      |           |           |       |       |        |           |           |          |       |        |
| Extra 3 Fixture           |           | 1          |           |                        |        |                      |           |           |       |       |        |           |           |          |       |        |
| Extra 2 Fixture           |           | 1          |           |                        |        |                      |           |           |       |       |        |           |           |          |       |        |

Call Back:

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