

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-540015.0000
Q28

RES
2025

sale

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

2022	MANN'S MICHAEL E & TAM	2019-09-04
2023	PEARSON DAVID	2022-10-03
2024	PEARSON DAVID	2022-10-03
2025	PEARSON DAVID	2022-10-03 E LAWN 15
	330 N BARRON ST	LWD
	KENTON OH 43326	\$110,000

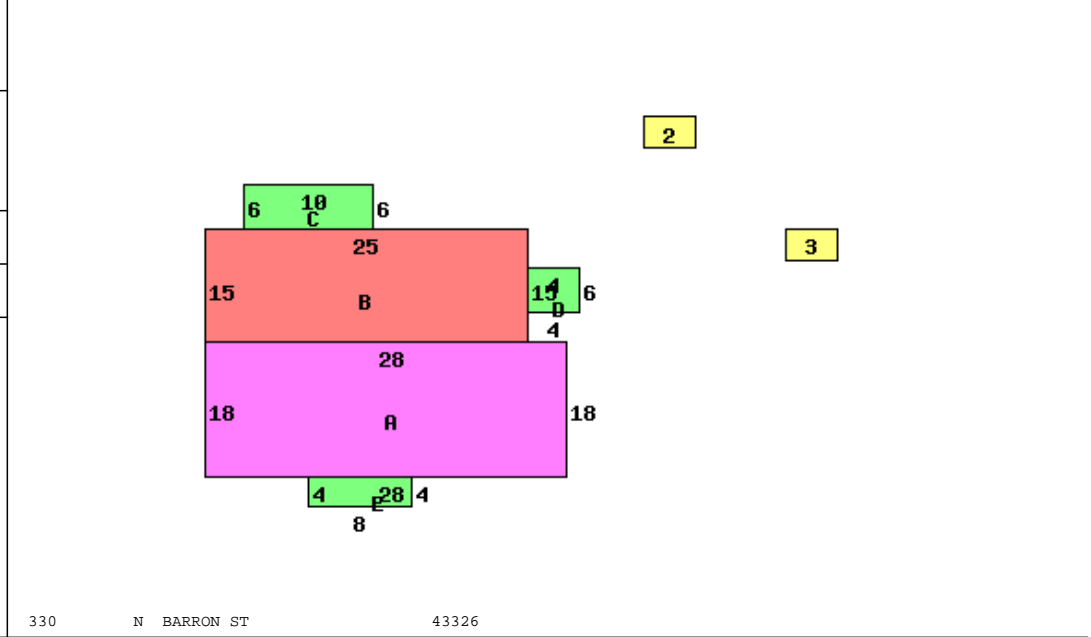
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4940	6600	6600	6600	6600
Bldg100%	45600	115660	115660	115660	115650
Totl100%	50540t	122260t	122260t	122260t	122250t
Cauvl00%					
Tax Value:					
Land 35%	1730	2310	2310	2310	2310
Bldg 35%	15960	40480	40480	40480	40480
Totl 35%	17690t	42790t	42790t	42790t	42790t
Hmstd35%					
Owner Oc		37.86	37.82	37.72	hmstd 2310 l 40480 b
Hmstd RB					
Net Tax	826.36	1721.50	1823.42	1811.26	
Sp-Asmnt	20.58	20.58	34.22	34.22	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		504		b	ADDTN
1	F/C	A		375		c	PORCH
	PAT	P		60	180	d	PORCH
	STP	P		24	100	e	PORCH
	OFF	P		32	960		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
518	1	2022-10-03	PEARSON DAVID	LWD	110000	4940	45600
383	1	2019-09-04	MANN'S MICHAEL E & TAMMY S	LWD	5000	4710	24060
19	6	2016-01-15	BROOKS RENTALS LLC	6QC *		6660	22890
122	1	2011-04-08	CWB RENTAL PROPERTIES LLC	1 *	9000	6770	51230
52	1	2011-02-04	FEDERAL NATIONAL MORTGAGE	1SH *	18000	6770	51230
309	1	2002-06-19	SZYMANSKI MICHAEL	LWD	60000	5800	32940
469	1	1999-08-10	SZYMANSKI JANET	1CT *	0	6110	22910

Year	Land	Bldg	Total	Net Tax
2021	1730	15960	17690	829.38
2020	1730	15960	17690	720.36

project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level		
	Main	FRAME 879 100190
	Full Upper	FRAME 504 42780
	Basement	234 4790
	Subtotal	147760
Metal	Roof	GABLE
Plaster/Drywall	X X	Extra Features 1240
Panelled Wall	X X	Total Value 149000
Unfinished Wall	X	
Floor/Hardwood	X X	
Floor/Carpet	X X	Neighborhood:
Floor/Concrete	X	Code: 3630
Number of Rooms	2 4 2	Dwl/Gar/NC% 1.0500
Bedrooms	1 2	
Central Heat	A	
FORCED AIR		
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F		1383		C	OLD/VG	149000	.30		109520
2 Shed	*PP F 0	8X8	64			OLD/	0			0
3 Garage		16X20	320		D	2022AV	6140	.05		6130
front lot	acres/ frontage	effective	depth	depth	actual	effective	extended	true	value	value
	50.0000	50.00	132	94	140	132	6600	6600		

Call Back: Sign: PSN Date: 2018-06-20 Lister: 36-540015.0000-v082020R