PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-540042.0000 RES
Q50 2026

## sale

| | | |
|---|---|---|
| 2023 PATEL LORI L | | 2022-01-14 |
| 2024 PATEL LORI L | | 2022-01-14 |
| 2025 PATEL LORI L | | 2022-01-14 |
| 2026 PATEL LORI L | | 2022-01-14 E LAWN 42 |
| 310 N SUPERIOR ST | | 1WD |
| | | $0 |
| KENTON OH 43326 | | |

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

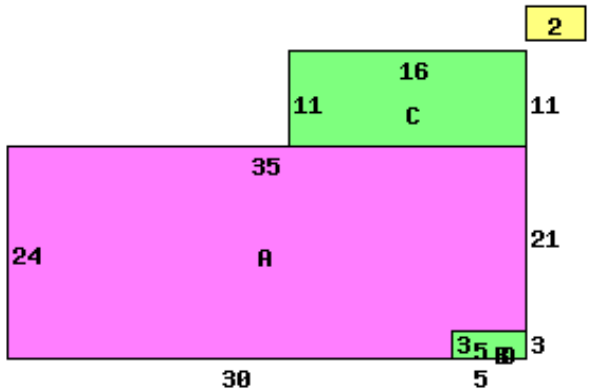
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
|---|---|---|---|---|---|---|---|---|
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 6260 | 6260 | 6260 | 6260 | | 6260 | 7140 | 7150 |
| Bldg100% | 45600 | 45600 | 45600 | 45600 | | 45600 | 63000 | 62990 |
| Totl100% | 51860t | 51860t | 51860t | 51860t | | 51860t | 70140t | 70140t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 2190 | 2190 | 2190 | 2190 | | 2190 | 2500 | 2500 |
| Bldg 35% | 15960 | 15960 | 15960 | 15960 | | 15960 | 22050 | 22050 |
| Totl 35% | 18150t | 18150t | 18150t | 18150t | | 18150t | 24550t | 24550t |
| Hmstd35% | | | | 18150 | | 18150 | 18150 | |
| Owner Oc | 16.06 | 16.04 | 16.00 | 16.00 | 16.00 | hmstd 2190 l 15960 b | | |
| Hmstd RB | 368.96 | 417.58 | 429.66 | 429.66 | 429.66 | | | |
| Net Tax | 361.26 | 355.86 | 338.62 | 338.62 | 338.62 | | | |
| Sp-Asmnt | 20.76 | 28.34 | 28.34 | 28.34 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | F/C | M | | 825 | | a | *MAIN |
| | RFX | P | | 15 | 150 | b | PORCH |
| | PAT | P | | 176 | 530 | c | PORCH |
| | STP | P | | 15 | 60 | d | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 34 | 1 | 2022-01-14 | PATEL LORI L | 1WD * | 0 | 4660 | 40340 |
| 457 | 1 | 1991-06-14 | | 1UN * | 33500 | 0 | 28110 |
| 630 | 1 | 1989-07-28 | | 1WD | 26000 | 0 | 22910 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 1630 | 14120 | 15750 | 735.74 |
| 2021 | 1630 | 14120 | 15750 | 738.42 |

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




310 N SUPERIOR ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 825 | 97750 |
| | Subtotal | | | 97750 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | P | Extra Features | 740 |
| Floor/Hardwood | X | Total Value | 98490 |
| Number of Rooms | 4 | | |
| Bedrooms | 2 | | |
| | | Neighborhood: | |
| Central Heat | A | Code: | 3630 |
| FORCED AIR | | Dwl/Gar/NC% | 1.4500 |
| Plumbing | | | |
| Standard | 1 | | |

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | 1 F/C | | 825 | | C- | 1945AV | 88640 | .55 | | 57840 |
| 2 | Garage | | 22X24 | 528 | | D | 1989AV | 10140 | .65 | | 5150 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 50.0000 | 50.00 | 120 | 89 | 161 | 143 | 7150 | 7150 |

Call Back: Sign: PSN Date: 2015-02-20 Lister:

36-540042.0000-v082020R