

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-540078.0000  
K32

RES  
2025

sale

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

|                              |            |
|------------------------------|------------|
| 2022 BOUCHER DAVID R JR &    | 2008-01-02 |
| 2023 BOUCHER DAVID R JR &    | 2008-01-02 |
| 2024 BOUCHER DAVID R JR &    | 2008-01-02 |
| 2025 BOUCHER DAVID R JR & FR | 2008-01-02 |
| 503 E CARROL ST              | LWD        |
| KENTON OH 43326              | \$18,500   |

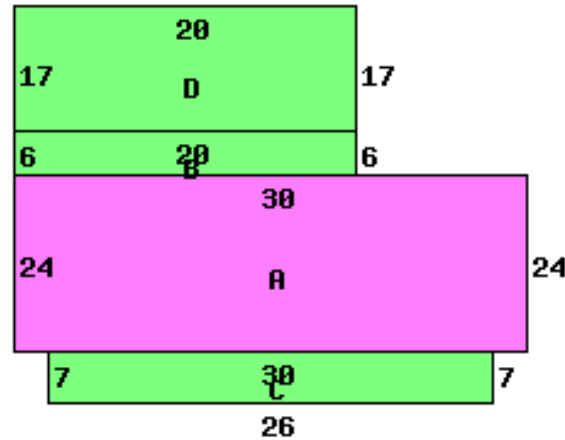
|            |        |        |        |        |        |
|------------|--------|--------|--------|--------|--------|
| Tax Year   | 2022   | 2023   | 2024   | 2025   | CAMA   |
| Prop Cls   | 510    | 510    | 510    | 510    | 510    |
| Acres      |        |        |        |        |        |
| Land100%   | 5460   | 7340   | 7340   | 7340   | 7330   |
| Bldg100%   | 41690  | 51460  | 51460  | 51460  | 51460  |
| Totl100%   | 47140t | 58800t | 58800t | 58800t | 58790t |
| Cauvl00%   |        |        |        |        |        |
| Tax Value: |        |        |        |        |        |
| Land 35%   | 1910   | 2570   | 2570   | 2570   | 2570   |
| Bldg 35%   | 14590  | 18010  | 18010  | 18010  | 18010  |
| Totl 35%   | 16500t | 20580t | 20580t | 20580t | 20580t |
| Hmstd35%   |        |        |        |        |        |
| Owner Oc   |        |        |        |        |        |
| Hmstd RB   |        |        |        |        |        |
| Net Tax    | 770.78 | 846.18 | 895.16 | 889.28 |        |
| Sp-Asmnt   | 20.77  | 20.77  | 28.92  | 28.92  |        |

|      |      |      |      |       |       |   |       |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 1HB  | F    | M    |      | 720   |       |   |       |
|      | EFP  | P    |      | 120   | 4800  | b | PORCH |
|      | OPF  | P    |      | 182   | 5460  | c | PORCH |
|      | CVP  | P    |      | 340   | 7820  | d | PORCH |

|       |    |            |                          |               |        |         |         |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| Sale# | #p | sale date  | To                       | Type/Invalid? | Sale\$ | co:land | co:bldg |
| 4     | 1  | 2008-01-02 | BOUCHER DAVID R JR & FRA | LWD *         | 18500  | 6540    | 39230   |
| 422   | 1  | 2007-08-16 | U S BANK NATIONAL ASSOC  | LSH *         | 18500  | 6540    | 39230   |
| 265   | 1  | 2006-05-05 | HIPSHER BRYAN            | LWD           | 82000  | 6540    | 39230   |
| 746   | 1  | 2005-11-08 | WEAVER PHILLIP L         | LWD           | 26000  |         | 32460   |
| 373   | 1  | 1993-05-07 | STEELE MITCHELL L & DIAN | LWD           | 25000  | 0       | 28110   |
| 666   | 1  | 1992-07-15 |                          | LWD           | 15000  | 0       | 28110   |

|      |      |       |       |         |
|------|------|-------|-------|---------|
| Year | Land | Bldg  | Total | Net Tax |
| 2021 | 1910 | 14590 | 16500 | 773.58  |
| 2020 | 1910 | 14590 | 16500 | 671.92  |

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



503 E CARROL ST 43326

|                           |                        |                      |
|---------------------------|------------------------|----------------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS |                      |
| Story Height 1H           | Sq-Ft                  | Value                |
| Floor Level               |                        |                      |
| Main                      | FRAME                  | 720 90500            |
| Part Upper                | FRAME                  | 720 33390            |
| Basement                  |                        | 720 13610            |
| Subtotal                  |                        | 137500               |
| Shingle                   | Roof                   | GABLE                |
| Plaster/Drywall           | P X                    | Extra Features 18080 |
| Panelled Wall             | X                      | Total Value 155580   |
| Unfinished Wall           | X                      |                      |
| Floor/Hardwood            | X                      | PUB SIDEWALK         |
| Floor/Carpet              | X X                    |                      |
| Floor/Concrete            | X                      | Neighborhood:        |
| Floor/Tile-Lino           | X                      | Code: 3630           |
| Number of Rooms           | 1 5 3                  | Dwl/Gar/NC% 1.0500   |
| Bedrooms                  | 3                      |                      |
| Central Heat              | A                      |                      |
| FORCED AIR                |                        |                      |
| Plumbing                  |                        |                      |
| Standard                  | 1                      |                      |

|            |          |           |       |        |        |           |          |       |       |       |
|------------|----------|-----------|-------|--------|--------|-----------|----------|-------|-------|-------|
| Bldg Type  | SHB+Cons | DixHt     | Area  | Unit   | Grade  | Blt/Renov | Replace  | Phy   | Fnc   | True  |
| 1 DWELLING | 1HB F    | FtxFt     | 1440  | Rate   | C-     | Cond      | Value    | Dpr   | Dpr   | Value |
|            | acres/   | effective | depth | depth  | actual | effective | extended | value | true  | value |
| front lot  | frontage | frontage  | depth | factor | rate   | rate      | value    | value | value | value |
|            | 66.0000  | 66.00     | 95    | 79     | 140    | 111       | 7330     | 7330  | 7330  | 7330  |

Call Back:

Sign: PSN Date: 2015-12-01 Lister:

36-540078.0000-v082020R