

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-560018.0000  
Z89

RES  
2025

sale

2022 CWB RENTAL PROPERTIES	2011-12-09
2023 CWB RENTAL PROPERTIES	2011-12-09
2024 CWB RENTAL PROPERTIES	2011-12-09
2025 CWB RENTAL PROPERTIES L 313 N HIGH ST	2011-12-09 HOUSERS E PT OL 10 IDD
KENTON OH 43326	\$20,000

Eff Rate:-	50.59	44.66	47.03	46.74	a/r
Tax Year	2022	2023	2024	2025	2025
Prop Cls	510	510	510	510	510
Acres					
Land100%	2970	3970	3970	3970	3960
Bldg100%	52600	95830	95830	95830	95840
Totl100%	55570t	99800t	99800t	99800t	99800t
Cauvl00%					
Tax Value:					
Land 35%	1040	1390	1390	1390	1390
Bldg 35%	18410	33540	33540	33540	33540
Totl 35%	19450t	34930t	34930t	34930t	34930t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	908.56	1436.20	1519.36	1509.34	1509.34
Sp-Asmnt	21.85	21.85	32.34	32.34	

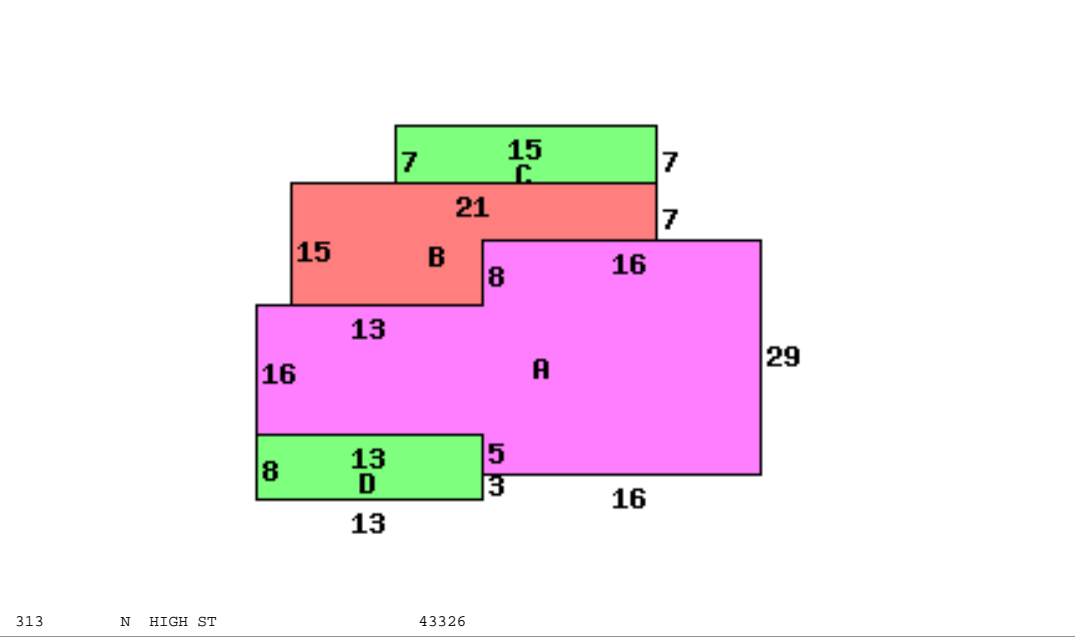
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		672			
1	F/C	A		235			b ADDTN
	DK	P		105	1580		c PORCH
	OP	P		104	3120		d PORCH

#: 80, L/W  
365600800000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
549	1	2011-12-09	CWB RENTAL PROPERTIES LLC	IDD *	20000	4490	54340
181	1	1999-04-09	EYERS THOMAS C & PEGGY A	1WD	57000	4340	12400
449	1	1996-07-29	COULSON MICHAEL	1WD	10000	4310	12000

Year	Land	Bldg	Total	Net Tax
2021	1040	18410	19450	911.88
2020	730	18410	19140	779.42

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 907 99340
Full Upper	FRAME 672 52250
Basement	672 12730
Subtotal	164320
Metal Roof	GABLE
Plaster/Drywall	X X
Unfinished Wall	X
Floor/Pine	X X
Number of Rooms	1 4 3
Bedrooms	3
Central Heat	A
HOT WATER	
Plumbing	
Standard	1
Extra Features	4700
Total Value	169020
PUB SIDEWALK	
Neighborhood:	
Code:	3630
Dwl/Gar/NC%	1.0500

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F		1579		C	OLD/GD	169020	.40	.10	95840
front lot	effective	depth	depth	actual	effective	extended	true			
	frontage	rate	factor	rate	rate	value	value			
	33.00	112	86	140	120	3960	3960			

Call Back:

Sign: PSN Date: 2015-04-29 Lister:

36-560018.0000-v082020R