PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-560053.0000 RES
N62 2025

sale

2022 PLEASANT RONALD E &	2013-11-25	
2023 PLEASANT RONALD E &	2013-11-25	
2024 PLEASANT RONALD E &	2013-11-25	
2025 PLEASANT RONALD E &	2013-11-25	HOUSERS E MID PT 8-9
130 & & 130 1/2 S CHERRY S T	1QC	
	$0	
KENTON OH 43326		

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

	2022	2023	2024	2025	CAMA
Tax Year	2022	2023	2024	2025	
Prop Cls	520	520	520	520	520
Acres					
Land100%	4430	5090	5090	5090	5090
Bldg100%	97170	109540	109540	109540	109550
Totl100%	101600t	114630t	114630t	114630t	114640t
Cauv100%					
Tax Value:					
Land 35%	1550	1780	1780	1780	1780
Bldg 35%	34010	38340	38340	38340	38340
Totl 35%	35560t	40120t	40120t	40120t	40120t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1661.12	1649.58	1745.10	1733.60	
Sp-Asmnt	41.87	41.87	53.15	53.15	

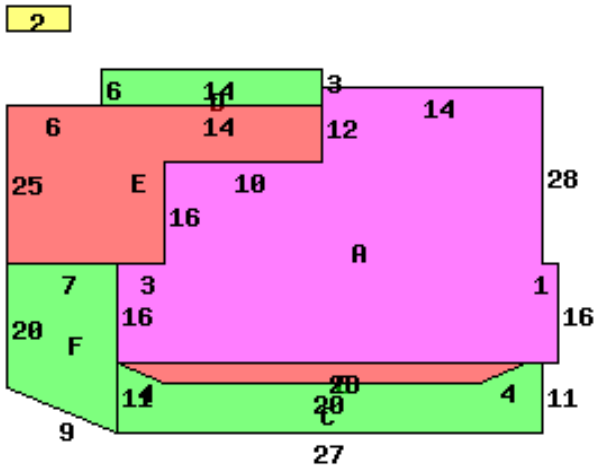
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1000		a	*MAIN
1	F/C	A		69		b	ADDTN
	OP	P		228	6840	c	PORCH
	DK	P		84	1260	d	PORCH
1	F/C	A		340		e	ADDTN
	OP	P		165	4950	f	PORCH

#: 54, L/W
11-25-2013 CO TRUSTEES OF THE RONALD & CAROL PLEASANT FAMILY DYNASTY TRUST
3656005400000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
527	1	2013-11-25	PLEASANT RONALD E &	1QC *	0	5860	74170
96	1	2008-02-27	PLEASANT RONALD & CAROL	1WD *	18000	5310	57490
525	1	1996-08-27	PLEASANT KEVIN W & R JEA	1WD	25000	5110	32110
546	1	1989-07-06		1WD	97500	0	32910
463	1	1989-06-12		1UN *	0	0	32910

Year	Land	Bldg	Total	Net Tax
2021	1550	34010	35560	1667.18
2020	1550	34010	35560	1448.08

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



130 & 130 1/2 S CHERRY ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1409	111400
	Full Upper	FRAME	1000	63050
	Basement		1000	18650
	Subtotal			193100
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P P	1 /	Extra Living Units	3500
Unfinished Wall	X		Air Conditioning	4210
Floor/Hardwood	X X		Plumbing	3500
Floor/Carpet	X X		Extra Features	13050
Number of Rooms	1 8 4		Total Value	217360
Bedrooms	4			
			PUB SIDEWALK	
Central Heat	A			
FORCED AIR			Neighborhood:	
Central A/C	A		Code:	3620
Plumbing			Dwl/Gar/NC%	1.1200
Standard	2			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		2409		C	OLD/AV	217360	.55		109550
2	Shed	*PP	8X10	80			2020AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	45.0000	45.00	132	94	120	113	5090	5090

Call Back: Sign: PSN Date: 2014-12-17 Lister:

36-560053.0000-v082020R