

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-570021.0000  
K140

RES  
2023

sale

Eff Rate:- 44.63 — 50.76 — 50.59 — 44.66 — a/r

2020 PHILLIPS STEPHEN R &	2007-09-25	
2021 PHILLIPS STEPHEN R &	2007-09-25	
2022 BROSEKE BENJAMIN A TR	2021-05-14	
2023 BROSEKE BENJAMIN A TRUS	2021-05-14	KAHLERS S PT 8
59 GRAPE ST	1WD	
KENTON OH 43326	\$0	07.1-05-57-021
2024 BLOOMFIELD TIMOTHY & PE	2024-11-12	
59 GRAPE ST	1SD	
KENTON OH 43326		

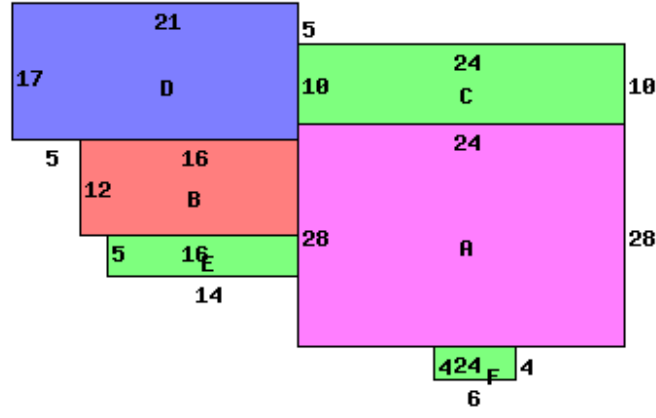
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4400	4400	4400	5910	5900
Bldg100%	28830	28830	28830	31090	31080
Totl100%	33230t	33230t	33230t	37000t	36980t
Cauvl00%					
Tax Value:					
Land 35%	1540	1540	1540	2070	2070
Bldg 35%	10090	10090	10090	10880	10880
Totl 35%	11630t	11630t	11630t	12950t	12940t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	473.60	545.24	543.28	532.46	
Sp-Asmnt	122.07	98.42	20.55	20.55	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
1 Q	F/C	M		672		a *MAIN
1 B	F	A		192		b ADDN
	DK	P		240	3600	c PORCH
	F	G		357	8570	d GRAGE
	OP	P		70	2100	e PORCH
	OP	P		24	720	f PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
506	1	2024-11-12	BLOOMFIELD TIMOTHY & PERL	1SD	159900	5910	31090
53	1	2024-02-09	MARLEN DODD LLC	1WD	15000	5910	31090
218	1	2021-05-14	BROSEKE BENJAMIN A TRUSTE	1WD *	0	4400	28830
516	1	2007-09-25	PHILLIPS STEPHEN R & VIC	1WD	23000	4400	57510
750	1	2006-12-20	WELLS FARGO BANK NA	1DD	28667	4400	57510
745	1	2005-11-08	TAYLOR PATRICK	1WD	82000	4000	49460
215	1	2005-06-09	WEAVER PHILLIP L	1WD *	0	4000	49460
214	1	2005-06-09	FEDERAL HOME LOAN MORTGA	1SH *	0	4000	49460
160	1	2002-03-29	MILLER JAMES A	1WD *	40000	4000	40860
738	1	1992-08-05		1FD *	18000	0	29200
231	1	1990-03-28		1UN *	0	0	29200

Year	Land	Bldg	Total	Net Tax
2019	1470	8160	9630	379.22
2018	1470	8160	9630	379.60

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2023
500 HARDIN COUNTY LANDFILL			XA/2023



59 GRAPE ST 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1Q	Sq-Ft Value
Floor Level	Main	FRAME 864 98480
	Qtr Story	FRAME 672 2880
	Basement	192 4040
	Subtotal	105400
Shingle	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X	X 672 sq ft Attic Finish 11140
Panelled Wall	X	Garages and Carports 8570
Unfinished Wall	X	Extra Features 6420
Floor/Pine	X	X Total Value 131530
Floor/Carpet	X	
Number of Rooms	1 6	1 PUB PAVED ST/RD
Bedrooms	2	PUB SIDEWALK
Central Heat	A	Neighborhood:
FORCED AIR		Code: 3630
Plumbing		Dwl/Gar/NC% 1.0500
Standard	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 QF/C		1536	Rate	C-	COND	118380	Dpr Dpr	Value
	acres/	effective	depth	depth	actual	effective	extended	value	true
front lot	frontage	frontage	factor	rate	rate	rate	value	value	Excess Fro
	82.0000	82.00	50	57	140	80	6560	5900	