PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-570038.0000 RES
K125 2026

## sale

| | | |
|---|---|---|
| 2023 AUGSBURGER MIKE R | 2008-05-09 | |
| 2024 AUGSBURGER MIKE R | 2008-05-09 | |
| 2025 AUGSBURGER MIKE R | 2008-05-09 | |
| 2026 AUGSBURGER MIKE R | 2008-05-09 | KAHLERS 5 |
| 52 GRAPE ST | 1WD | |
| | $39,900 | |
| KENTON OH 43326 | | |

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

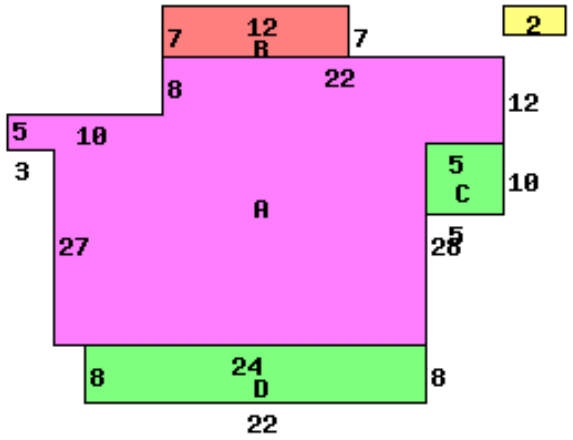
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 8260 | 8260 | 8260 | 8260 | | 8260 | 9430 | 9440 |
| Bldg100% | 39170 | 39170 | 39170 | 39170 | | 39170 | 54090 | 54080 |
| Totl100% | 47430t | 47430t | 47430t | 47430t | | 47430t | 63510t | 63520t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 2890 | 2890 | 2890 | 2890 | | 2890 | 3300 | 3300 |
| Bldg 35% | 13710 | 13710 | 13710 | 13710 | | 13710 | 18930 | 18930 |
| Totl 35% | 16600t | 16600t | 16600t | 16600t | | 16600t | 22230t | 22230t |
| Hmstd35% | | | | | | | | |
| Owner Oc | | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 682.54 | 722.06 | 717.30 | 717.30 | 717.30 | | | |
| Sp-Asmnt | 20.67 | 27.95 | 27.95 | 27.95 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 B | F | M | | 979 | | a | *MAIN |
| 1 | F/C | A | | 84 | | b | ADDTN |
| | OP | P | | 50 | 1500 | c | PORCH |
| | OP | P | | 176 | 5280 | d | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 212 | 1 | 2008-05-09 | AUGSBURGER MIKE R | 1WD | * | 39900 | 6740 | 33460 |
| 12 | 1 | 2008-01-08 | WEAVER PHILLIP L | 1WD | * | 10000 | 6740 | 33460 |
| 506 | 1 | 2007-09-21 | DEUTSCHE BANK NATIONAL T | 1SH | * | 25000 | 6740 | 33460 |
| 393 | 1 | 2005-06-21 | RAMEY CURTIS P | 1WD | | 50000 | 6140 | 27890 |
| 258 | 1 | 2001-06-04 | GAMMON DONALD II | 1WD | | 42000 | 6140 | 23060 |
| 203 | 2 | 2001-05-04 | RAY PAUL E | 2CT | * | 0 | 6140 | 23060 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 2160 | 11540 | 13700 | 639.98 |
| 2021 | 2160 | 11540 | 13700 | 642.30 |

| p r o j e c t | | ben acres | / % | factor |
|---|---|---|---|---|
| 902 MAIN DISTRICT CONSERVANCY | XA/2025 | | | |
| 500 HARDIN COUNTY LANDFILL | XA/2025 | | | |




52 GRAPE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1063 | 102260 |
| | Basement | | 489 | 9360 |
| | Subtotal | | | 111620 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | D | Extra Features | 6780 |
| Unfinished Wall | X | Total Value | 118400 |
| Floor/Pine | X | | |
| Floor/Carpet | X | PUB PAVED ST/RD | |
| Floor/Tile-Lino | L | PUB SIDEWALK | |
| Number of Rooms | 1 6 | | |
| Bedrooms | 2 | Neighborhood: | |
| | | Code: | 3630 |
| Central Heat | A | Dwl/Gar/NC% | 1.4500 |
| GRAV AIR | | | |
| 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 B F | | 1063 | | C- | OLD/FR | 106560 | .65 | | 54080 |
| 2 | Shed | *NV | 8X10 | 80 | | | OLD/ | 0 | | | 0 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 66.0000 | 66.00 | 120 | 89 | 161 | 143 | 9440 | 9440 |

Call Back: Sign: PSN Date: 2015-12-02 Lister: