PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-570064.0000 RES
K131 2026

## sale

| | | |
|---|---|---|
| 2023 BROWN LAURE JEAN | 2018-12-06 | |
| 2024 BROWN LAURE JEAN | 2018-12-06 | |
| 2025 BROWN LAURE JEAN | 2018-12-06 | |
| 2026 BROWN LAURE JEAN | 2018-12-06 | GARYS 5-6 |
| 20 GRAPE ST | 1AF | |
| | $0 | |
| KENTON OH 43326 | | |

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

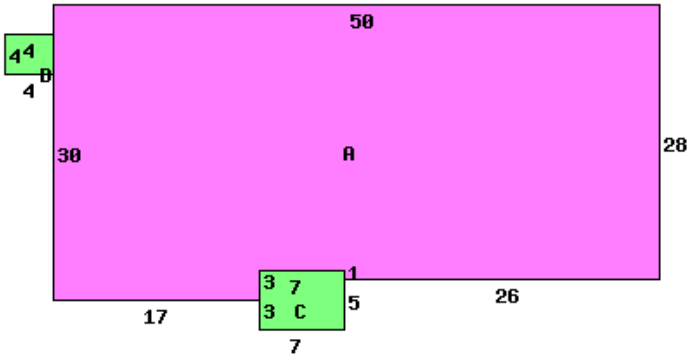
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 12970 | 12970 | 12970 | 12970 | | 12970 | 14830 | 14830 |
| Bldg100% | 87110 | 87110 | 87110 | 87110 | | 87110 | 120310 | 120310 |
| Totl100% | 100090t | 100090t | 100090t | 100090t | | 100090t | 135140t | 135140t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 4540 | 4540 | 4540 | 4540 | | 4540 | 5190 | 5190 |
| Bldg 35% | 30490 | 30490 | 30490 | 30490 | | 30490 | 42110 | 42110 |
| Totl 35% | 35030t | 35030t | 35030t | 35030t | | 35030t | 47300t | 47300t |
| Hmstd35% | | | | | | | | |
| Owner Oc | 31.00 | 30.96 | 30.88 | 30.88 | 30.88 | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1409.32 | 1492.74 | 1482.80 | 1482.80 | 1482.80 | | | |
| Sp-Asmnt | 21.33 | 32.34 | 32.34 | 32.34 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 B | F | M | | 1427 | | a | *MAIN |
| | STP | P | | 16 | 60 | b | PORCH |
| | OP | P | | 42 | 1260 | c | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 493 | 1 | 2018-12-06 | BROWN LAURE JEAN | 1AF * | 0 | 9230 | 56890 |
| 433 | 1 | 2011-10-26 | THOMAS EVELYN & LAURIE BR | 1AF * | 0 | 11340 | 67600 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 3390 | 24200 | 27590 | 1262.06 |
| 2021 | 3390 | 24200 | 27590 | 1266.76 |

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




20 GRAPE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1427 | 112820 |
| | Basement | | 1427 | 26410 |
| | Subtotal | | | 139230 |
| Shingle | Roof | HIP | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | P | Air Conditioning | 2500 |
| Unfinished Wall | X | Extra Features | 1320 |
| Floor/Pine | X | Total Value | 143050 |
| Floor/Carpet | X | | |
| Number of Rooms | 1 5 | PUB PAVED ST/RD | |
| Bedrooms | 3 | PUB SIDEWALK | |
| Central Heat | A | Neighborhood: | |
| FORCED AIR | | Code: | 3630 |
| Central A/C | A | Dwl/Gar/NC% | 1.4500 |
| 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 | | 1427 | | C | 1958AV | 143050 | .42 | | 120310 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value | |
|---|---|---|---|---|---|---|---|---|---|
| front lot | 122.0000 | 122.00 | 120 | 89 | 161 | 143 | 17450 | 14830 | Excess Fro |

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

36-570064.0000-v082020R