PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-580012.0000 RES
O16 2026

## sale

| | | |
|---|---|---|
| 2023 B & A HOLDINGS LLC | 2020-04-02 | |
| 2024 B & A HOLDINGS LLC | 2020-04-02 | |
| 2025 B & A HOLDINGS LLC | 2020-04-02 | |
| 2026 B & A HOLDINGS LLC | 2020-04-02 | HEISELS PT N 1/2 1 |
| 116 & 116 1/2 N HIGH ST | 1WD | |
| | $27,500 | |
| KENTON OH 43326 | | |

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

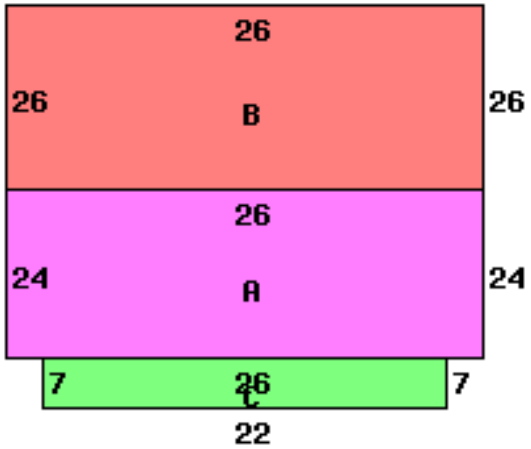
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 520 | 520 | 520 | 520 | 0 | 520 | 520 | 520 |
| Acres | | | | | | | | |
| Land100% | 2860 | 2860 | 2860 | 2860 | | 2860 | 3260 | 3270 |
| Bldg100% | 112200 | 112200 | 112200 | 112200 | | 112200 | 154940 | 154940 |
| Totl100% | 115060t | 115060t | 115060t | 115060t | | 115060t | 158200t | 158210t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 1000 | 1000 | 1000 | 1000 | | 1000 | 1140 | 1140 |
| Bldg 35% | 39270 | 39270 | 39270 | 39270 | | 39270 | 54230 | 54230 |
| Totl 35% | 40270t | 40270t | 40270t | 40270t | | 40270t | 55370t | 55370t |
| Hmstd35% | | | | | | | | |
| Owner Oc | | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1655.76 | 1751.64 | 1740.10 | 1740.10 | 1740.10 | | | |
| Sp-Asmnt | 39.33 | 51.62 | 51.62 | 51.62 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 2 B | F | M | | 624 | | a | *MAIN |
| 1 | F/C | A | | 676 | | b | ADDTN |
| | OP | P | | 154 | 4620 | c | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 143 | 1 | 2020-04-02 | B & A HOLDINGS LLC | 1WD | | 27500 | 2030 | 64000 |
| 284 | 9 | 2008-08-13 | PARKER TOM W JR | 9QC | * | 0 | 2770 | 66970 |
| 240 | 1 | 1992-03-20 | | 1WD | * | 18000 | 0 | 33710 |
| 204 | 1 | 1991-03-28 | | 1UN | * | 22000 | 0 | 33710 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 750 | 28090 | 28840 | 1347.22 |
| 2021 | 750 | 28090 | 28840 | 1352.12 |

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




116 - 116 1/2 N HIGH ST 43326

Occupancy 2 Duplex

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 2 | | | | |
| Floor Level | Main | FRAME | 1300 | 107470 |
| | Full Upper | FRAME | 624 | 50040 |
| | Basement | | 468 | 8960 |
| | Subtotal | | | 166470 |
| Metal | Roof | HIP | | |

B 1 2 U A

| | | | | | |
|---|---|---|---|---|---|
| Plaster/Drywall | | X | 1 / | Extra Living Units | 3500 |
| Panelled Wall | | X | | Plumbing | 3500 |
| Unfinished Wall | X | | | Extra Features | 4620 |
| Floor/Pine | | X X | | Total Value | 178090 |
| Floor/Carpet | | X X | | | |
| Number of Rooms | 1 | 5 3 | | PUB PAVED ST/RD | |
| Bedrooms | | 2 2 | | PUB SIDEWALK | |
| Central Heat | | A | | Neighborhood: | |
| ELECTRIC | | | | Code: | 3630 |
| Plumbing | | | | Dwl/Gar/NC% | 1.4500 |
| 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 | | 1924 | | C | 1950GD | 178090 | .40 | | 154940 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 30.0000 | 30.00 | 68 | 68 | 161 | 109 | 3270 | 3270 |

Call Back: Sign: PSN Date: 2014-11-21 Lister:

36-580012.0000-v082020R