PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-610009.0000 RES
W15 2026

sale

2023 BRAVE AMPE PROPERTIES	2018-01-02	
2024 BRAVE AMPE PROPERTIES	2018-01-02	
2025 BRAVE AMPE PROPERTIES	2018-01-02	
2026 BRAVE AMPE PROPERTIES L	2018-01-02 E JENNINGS 9	
518 N MAIN ST	7WD	SEE PCL 36-610009.01 FOR
	$415,000	REST OF SPECIAL ASSESSMEN
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

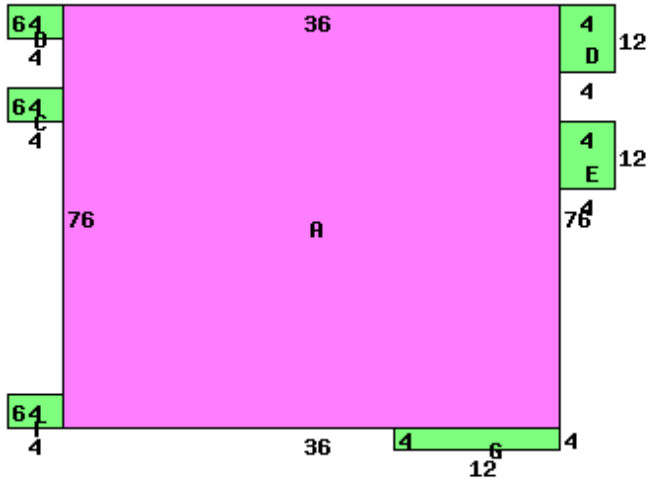
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	530	530	530	530	0	530	530	530
Acres								
Land100%	10140	10140	10140	10140		10140	10140	10140
Bldg100%	158630	158630	158630	158630		158630	214830	214820
Totl100%	168770t	168770t	168770t	168770t		168770t	224970t	224960t
Cauv100%								
Tax Value:								
Land 35%	3550	3550	3550	3550		3550	3550	3550
Bldg 35%	55520	55520	55520	55520		55520	75190	75190
Totl 35%	59070t	59070t	59070t	59070t		59070t	78740t	78740t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2428.76	2569.40	2552.44	2552.44	2552.44			
Sp-Asmnt	61.00	57.00	60.00	60.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		2736		a	*MAIN
	DK	P		24	360	b	PORCH
	DK	P		24	360	c	PORCH
	OFP	P		48	1440	d	PORCH
	OFP	P		48	1440	e	PORCH
	DK	P		24	360	f	PORCH
	OFP	P		48	1440	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
2	7	2018-01-02	BRAVE AMPE PROPERTIES LLC	7WD	415000	8460	54630
1179	1	1995-12-01	ROOF ALICE REVOCABLE TRU	1QC *	0	7910	43910

Year	Land	Bldg	Total	Net Tax
2022	3110	47880	50990	2381.92
2021	3110	47880	50990	2390.58

project		ben acres	/ %	factor
131	BLANCHARD RIVER MAINT	XA/2025		
500	HARDIN COUNTY LANDFILL	XA/2025		
921	BLANCHARD RIVER MAINT	XA/2023		
235	KELLOGG #983 - BLANCHARD	XA/2025		



518 N MAIN ST 43326

Occupancy 3 Tri-plex

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2736	176310
	Subtotal			176310
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	2 /	Extra Living Units	7000
Floor/Carpet	X		Air Conditioning	4710
Bedrooms	3		Plumbing	7000
			Extra Features	5400
Central Heat	A		Total Value	200420
FORCED AIR				
Central A/C	A		PUB SIDEWALK	
Plumbing				
Standard	3		Neighborhood:	
			Code:	3720
			Dwl/Gar/NC%	1.3000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		2736		D+	2019AV	170360	.03		214820

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	60.00	132	94	180	169	10140	10140

Call Back: Sign: PSN Date: 2015-04-07 Lister: