

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-610134.0000
W28

RES
2023

sale

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

2020 WBML PROPERTIES LLC	2008-05-04
2021 WBML PROPERTIES LLC	2008-05-04
2022 WBML PROPERTIES LLC	2008-05-04
2023 WBML PROPERTIES LLC	2008-05-04
120 E JENNINGS ST	2008-05-04 E JENNINGS 50 FT W END 27
	ISH
\$48,750	
KENTON OH 43326	07.1-05-61-134

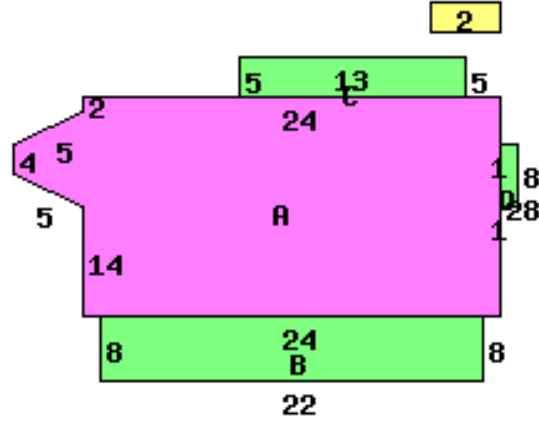
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3310	3310	3310	4400	4400
Bldg100%	76940	76940	76940	82430	82430
Totl100%	80260t	80260t	80260t	86830t	86830t
Cauvl00%					
Tax Value:					
Land 35%	1160	1160	1160	1540	1540
Bldg 35%	26930	26930	26930	28850	28850
Totl 35%	28090t	28090t	28090t	30390t	30390t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1143.88	1316.94	1312.18	1249.52	
Sp-Asmnt	21.00	21.00	199.72	25.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 BQ	F	M		704			
	OFF	P		176	5280	b	PORCH
F	EFP	P		65	2600	c	PORCH
	BAY	P		8	300	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
280	1	2008-05-04	W B M L PROPERTIES LLC	ISH *	48750	4630	67940
310	1	2004-07-14	ROWLAND TANA M	LOC *	0	4200	57260
380	1	2002-09-13	TALERICO JOSEPH A &	LOC *	0	4170	47310
459	1	2002-08-29	TALERICO JOSEPH A	1WD	83500	4170	47310

Year	Land	Bldg	Total	Net Tax
2019	1100	21730	22830	899.02
2018	1100	21730	22830	899.94

Project	ben acres	/	%	factor
131 BLANCHARD RIVER MAINT				XA/2023
500 HARDIN COUNTY LANDFILL				XA/2023
921 BLANCHARD RIVER MAINT				XA/2023



120 E JENNINGS ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2Q	Sq-Ft	Value
Floor Level			
	Main	FRAME	704 88490
	Full Upper	FRAME	769 56270
	Qtr Story	FRAME	696 2990
	Basement		696 13180
	Subtotal		160930
Slate	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X X	168 sq ft	Attic Finish 3350
Unfinished Wall	X		Fireplaces 2000
Floor/Pine	X X X		Extra Features 8180
Floor/Carpet	X X X		Total Value 174460
Number of Rooms	1 3 3 1		
Bedrooms	2		PUB ALLEY
Fireplace			Neighborhood:
Openings	1		Code: 3630
Stacks	1		Dwl/Gar/NC% 1.0500
Central Heat	A		
HOT WATER			
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 BQF		1641		C	OLD/AV	174460	.55		82430
2 Shed	*PP	8X8	64			OLD/	0			0
front lot	acres/	effective	depth	actual	effective	extended	true			
	frontage	frontage	depth	factor	rate	value	value			
	50.0000	50.00	60	63	140	4400	4400			

Call Back:

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

36-610134.0000-v082020R