PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-610134.0000 RES
W28 2026

sale

2023 WBML PROPERTIES LLC	2008-05-04	
2024 WBML PROPERTIES LLC	2008-05-04	
2025 WBML PROPERTIES LLC	2008-05-04	
2026 WBML PROPERTIES LLC	2008-05-04 E JENNINGS 50 FT W END 27	
120 E JENNINGS ST	1SH	
	$48,750	
KENTON OH 43326		

2027 LAMBERT STEPHANIE &	2025-07-21	
120 E JENNINGS ST	1SD	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

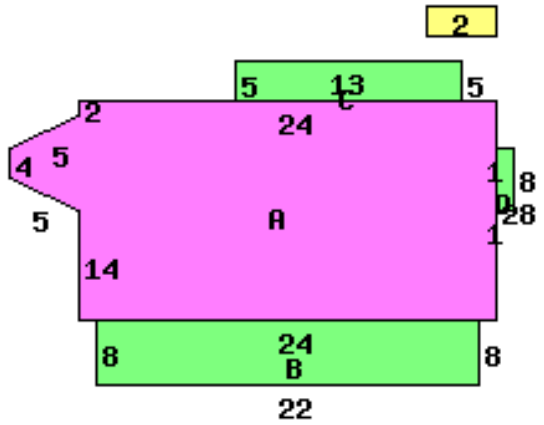
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4400	4400	4400	4400		4400	5060	5050
Bldg100%	82430	82430	82430	82430		82430	113830	113840
Totl100%	86830t	86830t	86830t	86830t		86830t	118890t	118890t
Cauv100%								
Tax Value:								
Land 35%	1540	1540	1540	1540		1540	1770	1770
Bldg 35%	28850	28850	28850	28850		28850	39840	39840
Totl 35%	30390t	30390t	30390t	30390t		30390t	41610t	41610t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1249.52	1321.88	1313.16	1313.16	1313.16			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BQ	F	M		704		a	*MAIN
	OFP	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
317	1	2025-07-21	LAMBERT STEPHANIE &	1SD		135000	4400	82430
280	1	2008-05-04	W B M L PROPERTIES LLC	1SH	*	48750	4630	67940
310	1	2004-07-14	ROWLAND TANA M	1QC	*	0	4200	57260
380	1	2002-09-13	TALERICO JOSEPH A &	1QC	*	0	4170	47310
459	1	2002-08-29	TALERICO JOSEPH A	1WD		83500	4170	47310

Year	Land	Bldg	Total	Net Tax
2022	1160	26930	28090	1312.18
2021	1160	26930	28090	1316.94

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			



120 E JENNINGS ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2Q				
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		1			
Bedrooms			2				PUB ALLEY	
Fireplace							Neighborhood:	
Openings		1					Code:	3630
Stacks		1					Dwl/Gar/NC%	1.4500
Central Heat			A					
HOT WATER								
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	2 BQF		1641		C	OLD/AV	174460	.55		113840
2	Shed	*PP	8X8	64			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	50.0000	50.00	60	63	161	101	5050	5050

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