

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-620053.0000
R26

RES
2025

sale

Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

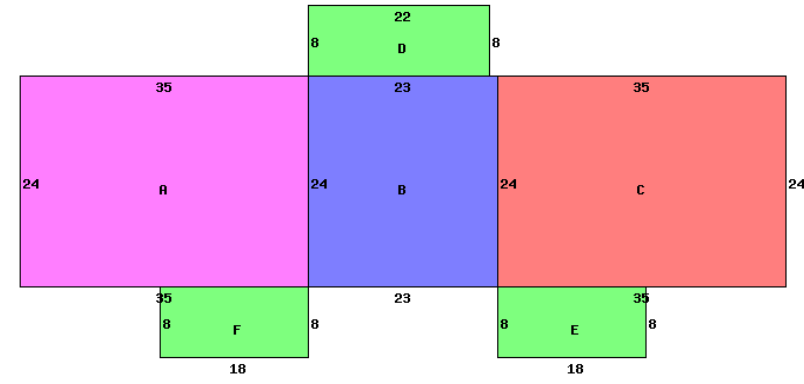
2022 HUFFMAN GWEN L	2008-09-12				
2023 HUFFMAN GWEN L	2008-09-12				
2024 HUFFMAN GWEN L	2008-09-12				
2025 HUFFMAN GWEN L	2008-09-12	CARYS E 45			
523 & 525 E ELIZA ST	2WD	SEE PCL 36-620053.01 FOR			
KENTON OH 43326	\$100,000	REST OF SPECIAL ASSESSMEN			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	520	520	520	520	520
Acres					
Land100%	5860	7800	7800	7800	7800
Bldg100%	90430	102030	102030	102030	102030
Totl100%	96290t	109830t	109830t	109830t	109830t
Cauvl00%					
Tax Value:					
Land 35%	2050	2730	2730	2730	2730
Bldg 35%	31650	35710	35710	35710	35710
Totl 35%	33700t	38440t	38440t	38440t	38440t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1574.24	1580.52	1672.04	1661.02	
Sp-Asmnt	42.00	46.00	42.00	45.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		840		a	*MAIN
	F2	G		552	13250	b	GRAGE
1	F/C	A		840		c	ADDTN
	PAT	P		176	530	d	PORCH
	PAT	P		144	430	e	PORCH
	PAT	P		144	430	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
468	2	2008-09-12	HUFFMAN GWEN L	2WD *	100000	5800	84490
698	1	1990-08-31		1UN *	206000	0	53510
596	1	1989-07-21		1UN *	0	0	53510
Year	Land	Bldg	Total	Net Tax			
2021	2050	31650	33700	1579.96			
2020	2050	31650	33700	1372.34			

Project		ben acres	/ %	factor
131	BLANCHARD RIVER MAINT			XA/2025
235	KELLOGG #983 - BLANCHARD			XA/2025
500	HARDIN COUNTY LANDFILL			XA/2025
921	BLANCHARD RIVER MAINT			XA/2023
306	BLOOM #1043 - BLANCHARD			XA/2025



523 & 525 E ELIZA ST 43326

Occupancy 2 Duplex	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1680	125850
Shingle	125850	
Plaster/Drywall	D	1 / Extra Living Units 3500
Floor/Carpet	X	Plumbing 3500
Floor/Tile-Lino	L	Garages and Carports 13250
Number of Rooms	8	Extra Features 3390
Bedrooms	4	Total Value 149490
Central Heat	A	PUB SIDEWALK
ELECTRIC		
Plumbing		Neighborhood:
Standard	2	Code: 3630
		Dwl/Gar/NC% 1.0500

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F	FtxFt	Area	Grade	Value	Dpr	Dpr	Value
		1680	1680	C	1973AV	149490	.35	102030
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	depth	factor	rate	rate	value	value
	60.0000	60.00	130	93	140	130	7800	7800