

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-620060.0000
R43

RES
2025

sale

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

2022 B & A HOLDINGS LLC	2008-10-17
2023 B & A HOLDINGS LLC	2008-10-17
2024 B & A HOLDINGS LLC	2008-10-17
2025 B & A HOLDINGS LLC	2008-10-17
601 & 603 ELIZA ST	2008-10-17 CARYS E 52
	1WD SEE 36-620060.01 FOR REST
	OF SPECIAL ASSESSMENTS
KENTON OH 43326	\$47,500

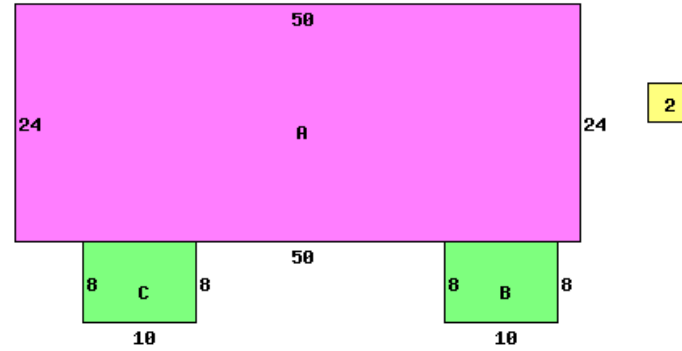
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	520	520	520	520	520
Acres					
Land100%	5860	7800	7800	7800	7800
Bldg100%	55310	62290	62290	62290	62290
Totl100%	61170t	70090t	70090t	70090t	70090t
Cauvl00%					
Tax Value:					
Land 35%	2050	2730	2730	2730	2730
Bldg 35%	19360	21800	21800	21800	21800
Totl 35%	21410t	24530t	24530t	24530t	24530t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1000.14	1008.58	1066.98	1059.96	
Sp-Asmnt	113.44	53.50	49.50	52.50	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1200		a	*MAIN
	STP	P		80	320	b	PORCH
	STP	P		80	320	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
521	1	2008-10-17	B & A HOLDINGS LLC	1WD *	47500	8110	70370

Year	Land	Bldg	Total	Net Tax
2021	2050	19360	21410	1003.76
2020	2050	19360	21410	871.86

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
349 OSBORN-BLANCHARD RIVER				XA/2025



601 & 603 ELIZA ST 43326

Occupancy 2 Duplex	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1200	106310
Metal	Subtotal	106310
	Roof	
	B 1 2 U A	
Plaster/Drywall	D	1 /
Floor/Carpet	X	Extra Living Units
Floor/Tile-Lino	L	Plumbing
Number of Rooms	8	Extra Features
Bedrooms	4	Total Value
		113950
Central Heat	A	PUB ALLEY
ELECTRIC		Neighborhood:
Plumbing		Code:
Standard	2	Dwl/Gar/NC%
		3630
		1.0500

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C				Cond	Value	Dpr	Dpr	Value
2 CARPORT		24X24	576	D	1974FR	96860	.40		61020
				D	1974AV	3460	.65		1270
front lot	60.0000	60.00	130	93	140	130	7800	7800	

Call Back:

Sign: PSN Date: 2015-01-12 Lister:

36-620060.0000-v082020R