

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-640005.0000  
SS40

RES  
2025

sale

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

2022 BROWN JEFFREY L & JOY	2002-05-24
2023 BROWN JEFFREY L & JOY	2002-05-24
2024 BROWN JOY L	2023-09-21
2025 BROWN JOY L	2023-09-21 CHESNEYS 5
715 N WAYNE ST	1CT
KENTON OH 43326	\$0

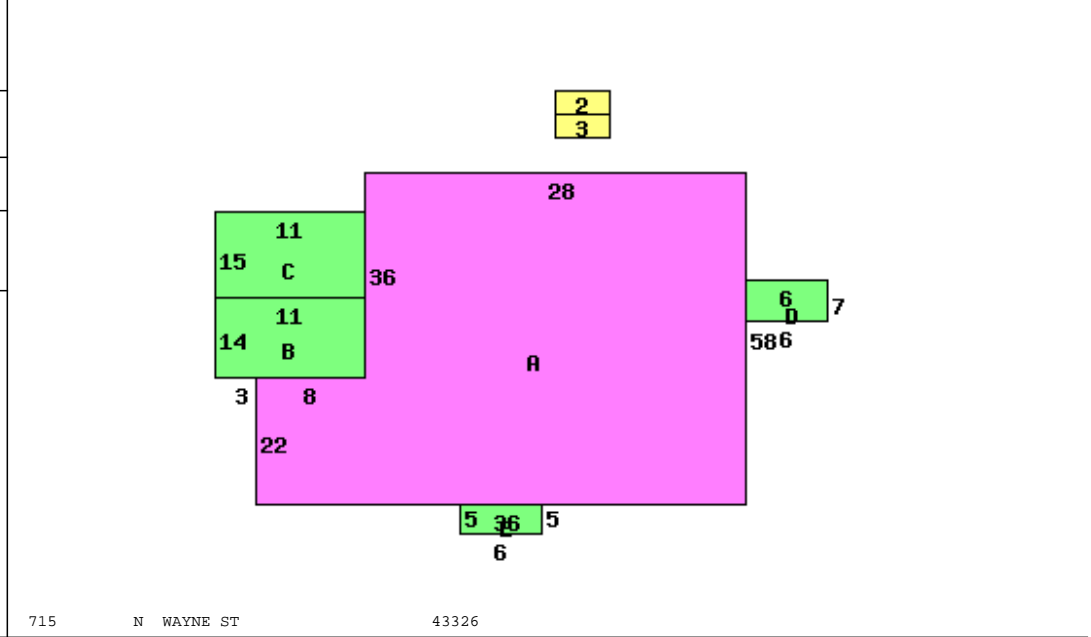
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	13460	13660	13660	13660	13650
Land100%	79660	109030	109030	109030	109030
Bldg100%	93110t	122690t	122690t	122690t	122680t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	4710	4780	4780	4780	4780
Bldg 35%	27880	38160	38160	38160	38160
Totl 35%	32590t	42940t	42940t	42940t	42940t
Hmstd35%		42800	42800	42800	
Owner Oc			37.84	37.74	
Hmstd RB					
Net Tax	1522.38	1765.54	1829.94	1817.72	
Sp-Asmnt	21.00	25.00	21.00	24.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1800		a	*MAIN
	EFP	P		154	6160	b	PORCH
	PAT	P		165	500	c	PORCH
	OFF	P		42	1260	d	PORCH
	OFF	P		30	900	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
400	1	2023-09-21	BROWN JOY L	1CT *	0	13460	79660
258	1	2002-05-24	BROWN JEFFREY L & JOY L	1FD *	90000	10490	60460
445	0	1987-06-03			50000	0	71200

Year	Land	Bldg	Total	Net Tax
2021	4710	27880	32590	1527.92
2020	4710	27880	32590	1327.14

p r o j e c t		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



Occupancy 1 Single Family	*DWELLING COMPUTATIONS		
Story Height 1	Sq-Ft	Value	
Floor Level			
	Main	FRAME	
	Basement		
	Subtotal	164540	
Metal	Roof	GABLE	
B 1 2 U A			
Plaster/Drywall	X	Fireplaces	2000
Unfinished Wall	X	Air Conditioning	3130
Floor/Hardwood	X	Plumbing	2100
Floor/Carpet	X	Extra Features	8820
Number of Rooms	1 7	Total Value	180590
Bedrooms	3		
Fireplace		PUB SIDEWALK	
Openings	1	Neighborhood:	
Stacks	1	Code:	3640
Central Heat	A	Dwl/Gar/NC%	1.1300
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		
Extra 3 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	1800	Rate	Cond	Value	Dpr	Dpr	Value
2 Garage		20X24	480	C	1950AV	.65	.15	104070
3 Lean-To		6X24	144	C	1950AV	.65		4560
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
	91.0000	91.00	132	94	160	150	13650	13650

Call Back: Sign: PSN Date: 2015-02-13 Lister: 36-640005.0000-v082020R