

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-650022.0000
TT10

RES
2025

sale

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

2022	FITZGERALD ROSEMARY	1986-09-22	
2023	FITZGERALD ROSEMARY &	2022-08-05	
2024	FITZGERALD ROSEMARY &	2022-08-05	
2025	FITZGERALD ROSEMARY & G	2022-08-05	S-P-S N 1/2 14-15
	690 N WAYNE ST	ISD	
	KENTON OH 43326	\$0	

Tax Year	2022	2023	2024	2025	
Prop Cls	510	510	510	510	CAMA 510
Acres	9800	11170	11170	11170	11170
Land100%	117290	131890	131890	131890	131880
Bldg100%	127090t	143060t	143060t	143060t	143050t
Totl100%					
Cauv100%					

2026	FITZGERALD ROSEMARY	2025-09-16	
	690 N WAYNE ST	1AF	
	KENTON OH 43326		

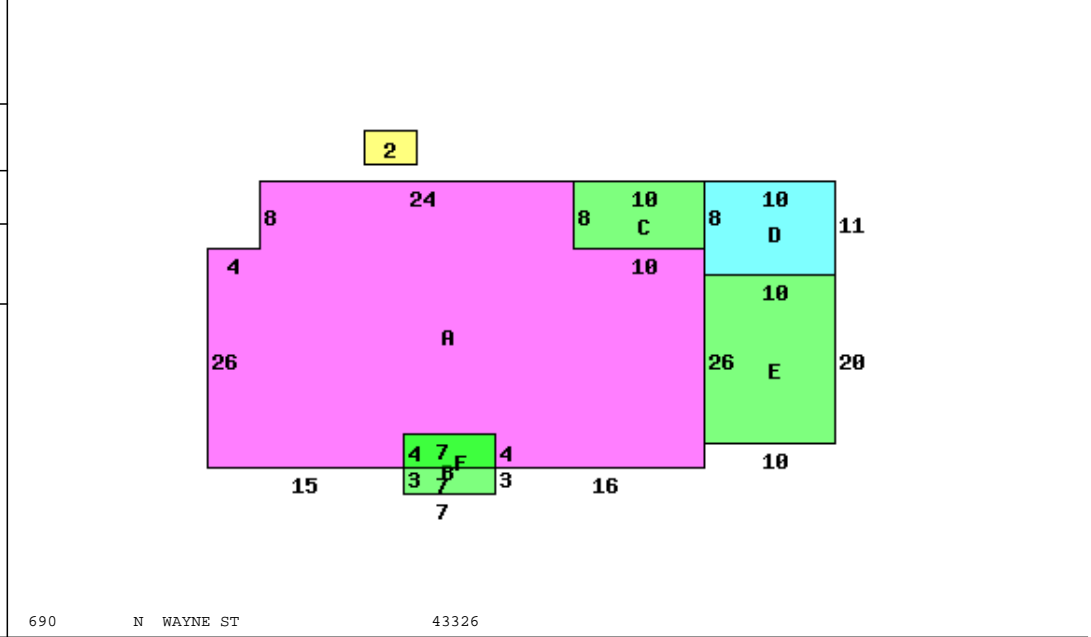
Tax Value:					
Land 35%	3430	3910	3910	3910	3910
Bldg 35%	41050	46160	46160	46160	46160
Totl 35%	44480t	50070t	50070t	50070t	50070t
Hmstd35%					
Owner Oc	43.14	44.30	44.26	44.14	
Hmstd RB	400.22	368.96	417.58	429.66	
Net Tax	1634.44	1645.44	1716.08	1689.76	
Sp-Asmnt	21.00	25.00	21.00	24.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	BA	F	M	1152			
		OH	P	49	1860	b	PORCH
		OFF	P	80	2400	c	PORCH
		PAT	X	110		d	OTHER
		FFP	P	200	8000	e	PORCH
		OFF2	P	28	840	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
415	1	2025-09-16	FITZGERALD ROSEMARY	1AF *	0	11170	131890
365	1	2022-08-05	FITZGERALD ROSEMARY & GAR	ISD *	0	9800	117290
774	0	1986-09-22			0	0	68910

Year	Land	Bldg	Total	Net Tax
2021	3430	41050	44480	1640.52
2020	3430	41050	44480	1420.10

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



Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height 2		Sq-Ft	Value
Floor Level	Main	FRAME	1152 102060
	Full Upper	FRAME	1152 61300
	Qtr Story	FRAME	1152 4400
	Basement		576 10960
	Subtotal		178720
Shingle	Roof	GAMBREL	
	B 1 2 U A		
Plaster/Drywall	P P	Fireplaces	2000
Unfinished Wall	X	Air Conditioning	4100
Floor/Hardwood	X	Plumbing	1400
Floor/Carpet	X X	Extra Features	13100
Floor/Tile-Lino	L	Total Value	199320
Number of Rooms	1 4 5		
Bedrooms	4		
Fireplace		Neighborhood:	
Openings	1	Code:	3610
Stacks	1	Dwl/Gar/NC%	.9000
Central Heat	A		
HOT WATER			
Central A/C	A		
Plumbing			
Standard	1		
Extra 2 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
1 DWELLING	2 BAF	18X20	2304		B-	1925GD		239180	.40		129160
2 Garage			360		C	1925AV		8640	.65		2720
front lot	acres/	effective	depth	actual	effective	extended	true				
	frontage	frontage	depth	factor	rate	value	value				
	73.0000	73.00	110	85	180	11170	11170				