

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-660023.0000
E30

RES
2025

sale

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

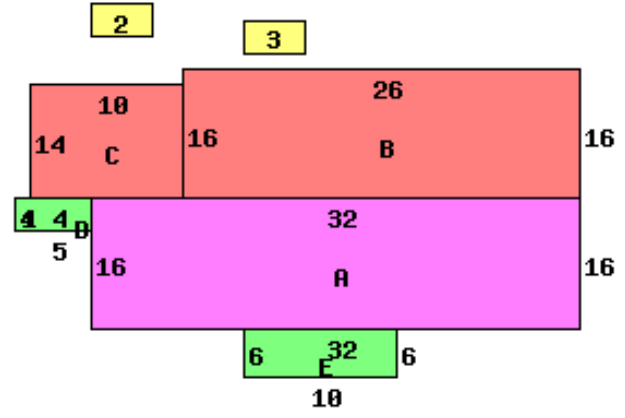
2022 BLACKSTAR STABILITY D	2021-09-07
2023 BLACKSTAR STABILITY D	2021-09-07
2024 AUGUR RENTALS LLC	2023-12-29
2025 AUGUR RENTALS LLC	2023-12-29 PT S1/2 SE1/4 S32
432 W LIMA ST	1QC .166A
KENTON OH 43326	\$31,900

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	4890	7000	7000	7000	7010
Land100%	60110	69770	69770	69770	69780
Bldg100%	65000t	76770t	76770t	76770t	76790t
Totl100%					
Cauvl00%					
Tax Value:					
Land 35%	1710	2450	2450	2450	2450
Bldg 35%	21040	24420	24420	24420	24420
Totl 35%	22750t	26870t	26870t	26870t	26880t
Hmstd35%					
Owner Oc					
Hmstd RB	1062.74	1104.80	1168.78	1161.08	
Net Tax					
Sp-Asmnt	21.31	1344.87	175.44	31.80	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		512			
1HB	F	A		416		b	ADDTN
1	F/C	A		140		c	ADDTN
	CAN	P		20	160	d	PORCH
	STP	P		60	240	e	PORCH

L/C DANIELLE MARTINEZ 1-11-24 \$65,000							
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
558	1	2023-12-29	AUGUR RENTALS LLC	1QC	31900	7000	69770
464	1	2021-09-07	BLACKSTAR STABILITY DISTR	1WD *	12099	4890	60110
140	1	2016-04-25	HOME AMERICAN FUND III LP	1QC	23039	5570	51540
401	1	2013-08-14	HOME AMERICA LLC	1QC *	15175	5570	55800
584	1	2012-12-19	WELLS FARGO BANK NA	1SH *	26000	5570	55800
318	1	2006-05-24	ROLL BOBBY L	1WD	82000	7970	47770
114	1	2006-03-01	WEAVER PHILLIP L	1WD	38000	7970	47770
113	1	2006-03-01	FEDERAL NATIONAL MORTGAG	1WD	30000	7970	47770
705	1	2005-10-19	CHASE MANHATTAN MORTGAGE	1SH	30000	7260	42200
1084	1	1994-11-21	VERMILLION ROBERT A & LO	1SD	51500	0	35200
956	0	1987-11-12		*	34500	0	41710
Year	Land	Bldg	Total	Net Tax			
2021	1710	21040	22750	1066.60			
2020	1710	21040	22750	926.42			

p r o j e c t		ben acres / % factor	
902 MAIN DISTRICT CONSERVANCY	XA/2025		
500 HARDIN COUNTY LANDFILL	XA/2025		



432 W LIMA ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level		
Main	FRAME	1068 102740
Full Upper	FRAME	512 43460
Part Upper	FRAME	416 22960
Basement		928 17330
Subtotal		186490
Shingle	Roof	GABLE
B 1 2 U A	P P	
Plaster/Drywall		Fireplaces 2000
Unfinished Wall	X	Plumbing 1400
Floor/Hardwood	X	Extra Features 400
Number of Rooms	1 3 3	Total Value 190290
Bedrooms	3	
Fireplace		PUB SIDEWALK
Openings	1	Neighborhood:
Stacks	1	Code: 3670
Central Heat	A	Dwl/Gar/NC% 1.0900
HOT WATER		
Plumbing		
Standard	1	
Extra 2 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	1996	22X24	528	C	OLD/FR	190290	.65	.10	65340
2 Garage		288	12X24	288	C	OLD/FR	12670	.70		4140
3 CAN/PATIO	*SV 0					OLD/FR	300			300
front lot	acres/	effective	depth	depth	actual	effective	extended	value	true	value
	frontage	frontage	factor	factor	rate	rate	value	value	value	value
	70.5000	62.00	132	94	120	113	7010	7010	7010	7010