PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-660023.0000 RES
E30 2025

sale

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
	$31,900	
KENTON OH 43326		

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

	2022	2023	2024	2025	CAMA
Tax Year					
Prop Cls	510	510	510	510	510
Acres					
Land100%	4890	7000	7000	7000	7010
Bldg100%	60110	69770	69770	69770	69780
Totl100%	65000t	76770t	76770t	76770t	76790t
Cauv100%					
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					
Net Tax	1062.74	1104.80	1168.78	1161.08	
Sp-Asmnt	21.31	1344.87	175.44	31.80	

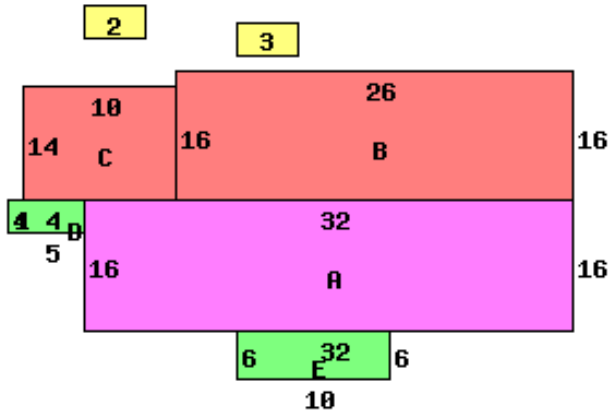
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		512		a	*MAIN
1HB	F	A		416		b	ADDTN
1	F/C	A		140		c	ADDTN
	CAN	P		20	160	d	PORCH
	STP	P		60	240	e	PORCH

L/C DANIELLE MARTINEZ 1-11-24 $65,000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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

project		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

			Sq-Ft	Value
Story Height 2				
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

Plaster/Drywall	P P	Fireplaces	2000
Unfinished Wall	X	Plumbing	1400
Floor/Hardwood	X	Extra Features	400
Number of Rooms	1 3 3	Total Value	190290
Bedrooms	3		
		PUB SIDEWALK	
Fireplace			
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 FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F			1996		C	OLD/FR	190290	.65	.10	65340
2	Garage			22X24	528		C	OLD/FR	12670	.70		4140
3	CAN/PATIO	*SV	0	12X24	288			OLD/FR	300			300

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	70.5000	62.00	132	94	120	113	7010	7010

Call Back: Sign: PSN Date: 2015-04-09 Lister: