PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-660023.0000 RES
E30 2026

sale

2023 BLACKSTAR STABILITY D	2021-09-07	
2024 AUGUR RENTALS LLC	2023-12-29	
2025 AUGUR RENTALS LLC	2023-12-29	
2026 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:– 44.66 — 47.03 — 46.74 — 46.74 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7000	7000	7000	7000		7000	8060	8060
Bldg100%	69770	69770	69770	69770		69770	95910	95910
Totl100%	76770t	76770t	76770t	76770t		76770t	103970t	103970t
Cauv100%								
Tax Value:								
Land 35%	2450	2450	2450	2450		2450	2820	2820
Bldg 35%	24420	24420	24420	24420		24420	33570	33570
Totl 35%	26870t	26870t	26870t	26870t		26870t	36390t	36390t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1104.80	1168.78	1161.08	1161.08	1161.08			
Sp-Asmnt	1344.87	175.44	31.80	31.80				

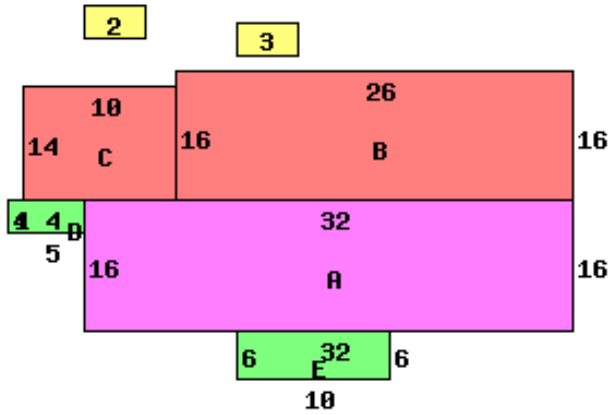
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		512		a	*MAIN
1HB	F	A		416		b	ADDTN
1	F/C	A		140		c	ADDTN
	CAN	P		20	160	d	PORCH
	STP	P		60	240	e	PORCH

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
2022	1710	21040	22750	1062.74
2021	1710	21040	22750	1066.60

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		
Unfinished Wall	X				
Floor/Hardwood			X		
Number of Rooms	1	3	3		
Bedrooms			3		
Fireplace					
Openings	1				
Stacks	1				
Central Heat			A		
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	89910
2	Garage		22X24	528		C	OLD/FR	12670	.70		5700
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	138	130	8060	8060

Fireplaces	2000		
Plumbing	1400		
Extra Features	400		
Total Value	190290		
PUB SIDEWALK			
Neighborhood:			
Code:	3670		
Dwl/Gar/NC%	1.5000		

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