

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-690175.0000
BB28

RES
2025

sale

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

2022 CWB RENTAL PROPERTIES	2007-09-04
2023 CWB RENTAL PROPERTIES	2007-09-04
2024 CWB RENTAL PROPERTIES	2007-09-04
2025 STOVER ISAIAH T	2024-10-04 PT W 1/2 SE 1/4 32
10 REELY AVE	1WD
KENTON OH 43326	\$126,600

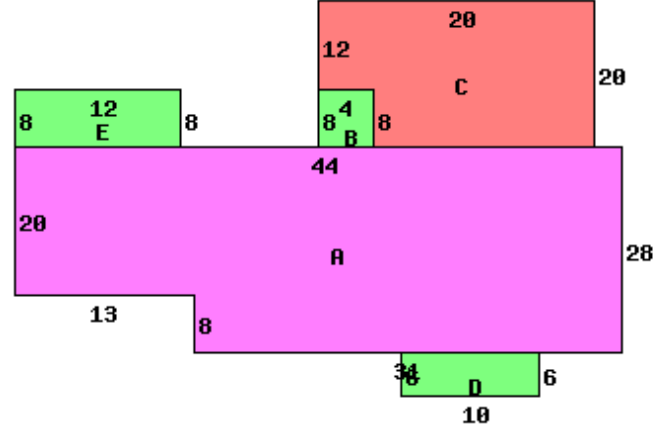
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	4110	5910	5910	5910	5900
Land100%	57430	52400	52400	52400	52400
Bldg100%	61540t	58310t	58310t	58310t	58300t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	1440	2070	2070	2070	2070
Bldg 35%	20100	18340	18340	18340	18340
Totl 35%	21540t	20410t	20410t	20410t	20410t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1006.20	839.20	887.78	881.94	
Sp-Asmnt	21.10	21.10	48.15	29.27	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1128			
	RFX	P		32	320	b	PORCH
1	F/C	A		368		c	ADDIN
	DK	P		60	900	d	PORCH
	DK	P		96	1440	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
438	1	2024-10-04	STOVER ISAIAH T	1WD	126600	5910	52400
464	1	2007-09-04	CWB RENTAL PROPERTIES LL	1WD	32000	3630	35110
205	1	2007-05-03	DEUTSCHE BANK NATIONAL T	1DD	36668	3630	35110
618	1	2005-09-15	HARRIS JAMES L & MARTHA	1SD	79800	3310	32290
850	1	2004-12-30	WHITAKER CHARLES & LILLI	1SD	15000	3310	32290
134	1	1997-04-17	HARP ALA M	1QC *	0	3460	22490
435	1	1992-05-13		1WD	6100	0	15630
676	1	1989-08-10		1WD	0	0	15630

Year	Land	Bldg	Total	Net Tax
2021	1440	20100	21540	1009.86
2020	1440	20100	21540	877.16

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



10 REELY AVE 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	FRAME 1496 117750
	Subtotal	117750
Shingle	Roof	GABLE
Plaster/Drywall	X	Heating -1720
Floor/Hardwood	X	Extra Features 2660
Number of Rooms	5	Total Value 118690
Bedrooms	3	
Plumbing		PUB UNIMPORTANT ST/RD
Standard	1	Neighborhood:
		Code: 3670
		Dwl/Gar/NC% 1.0900

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
1 DWELLING	1 F/C	FtxFt	Area	Grade	Cond	Value	Dpr	Dpr	Value
			1496	C-	1950AV	106820	.55		52400
front lot	acres/	effective	depth	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	rate	value	value	
	50.0000	50.00	146	98	120	118	5900	5900	