

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-710027.0000
G58

RES
2025

sale

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

| | |
|---------------------------------------|---------------------------------|
| 2022 KECKLER DANNY EUGENE | 2021-06-16 |
| 2023 KECKLER DANNY EUGENE | 2021-06-16 |
| 2024 KECKLER DANNY EUGENE | 2021-06-16 |
| 2025 KECKLER DANNY EUGENE & KUERT AVE | 2021-06-16 SHANAFELTS 4TH 93-94 |
| KENTON OH 43326 | 1SD \$118,000 |

| | | | | | |
|------------|---------|---------|---------|---------|----------------------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | 12200 | 17400 | 17400 | 17400 | 17410 |
| Land100% | 71260 | 90400 | 90400 | 90400 | 90410 |
| Bldg100% | 83460t | 107800t | 107800t | 107800t | 107820t |
| Totl100% | | | | | |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 4270 | 6090 | 6090 | 6090 | 6090 |
| Bldg 35% | 24940 | 31640 | 31640 | 31640 | 31640 |
| Totl 35% | 29210t | 37730t | 37730t | 37730t | 37740t |
| Hmstd35% | 28860 | 37320 | 37320 | 37320 | |
| Owner Oc | 28.00 | 33.02 | 33.00 | 32.90 | hmstd 6090 l 31230 b |
| Hmstd RB | | | | | |
| Net Tax | 1336.50 | 1518.30 | 1608.14 | 1597.44 | |
| Sp-Asmnt | 24.54 | 24.54 | 33.74 | 33.74 | |

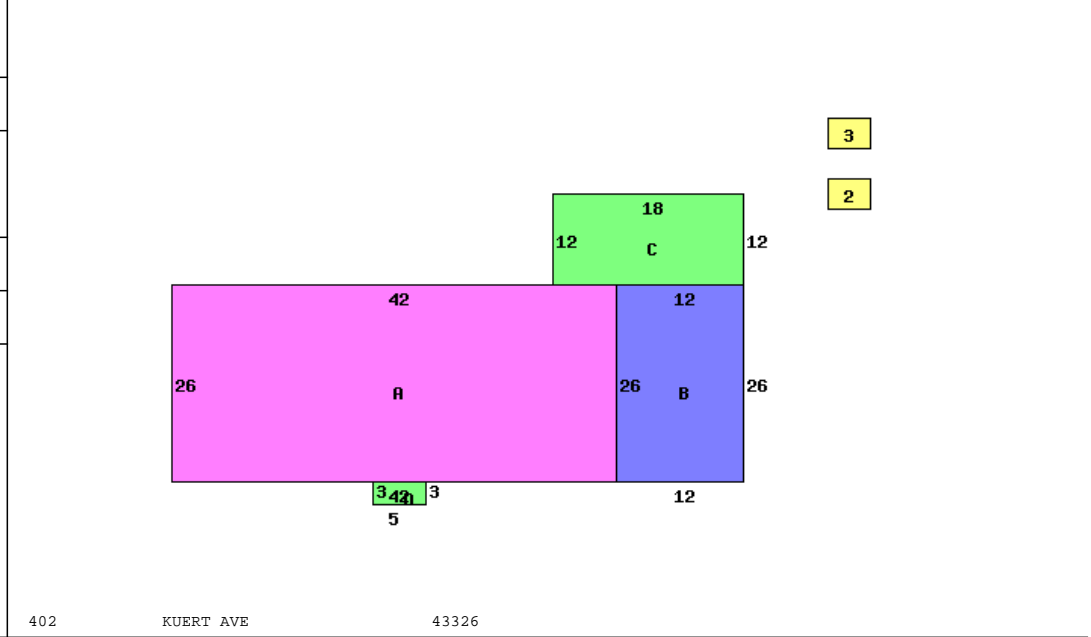
| | | | | | | | |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 1 | F/C | M | | 1092 | | b | GRAGE |
| | F | G | | 312 | 7490 | c | PORCH |
| | CVP | P | | 216 | 4970 | d | PORCH |
| | RFX | | | 15 | 150 | | |

#: 28, 47, L/W
367100280000
367100470000

| Sale# | #p | sale date | To | Type/Invalid? | Sales\$ | co:land | co:blgd |
|-------|----|------------|----------------------------------|---------------|---------|---------|---------|
| 261 | 1 | 2021-06-16 | KECKLER DANNY EUGENE & KUERT AVE | 1SD | 118000 | 12200 | 71260 |
| 259 | 1 | 2021-06-16 | RETTNER RONALD E ETAL | 1AF * | 0 | 12200 | 71260 |
| 252 | 1 | 2017-06-02 | RETTNER RONALD E | 1SD * | 0 | 13890 | 59460 |
| 406 | 1 | 2005-06-24 | RETTNER RONALD E & MARC | 1SD | 70000 | 9710 | 67860 |
| 23 | 1 | 1997-01-26 | KEMMERE CLARA M | 1CT * | 0 | 10000 | 40260 |
| 606 | 1 | 1991-08-02 | | 1WD | 50000 | 0 | 39030 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 4270 | 24940 | 29210 | 939.76 |
| 2020 | 4270 | 24940 | 29210 | 813.56 |

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



3

2

| | |
|---------------------------|---------------------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS |
| Story Height 1 | Sq-Ft Value |
| Floor Level | Main 1092 105050 |
| Metal | Subtotal 105050 |
| | Roof GABLE |
| Plaster/Drywall | X |
| Floor/Pine | X |
| Floor/Carpet | X |
| Number of Rooms | 6 |
| Bedrooms | 3 |
| Central Heat | A |
| ELECTRIC | |
| Central A/C | A |
| Plumbing | |
| Standard | 1 |
| | Air Conditioning 2020 |
| | Garages and Carports 7490 |
| | Extra Features 5120 |
| | Total Value 119680 |
| | PUB PAVED ST/RD |
| | 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 | 1092 | Grade | C- | 1973VG | 107710 | .24 | 89230 |
| 2 Shed | | 8X24 | Area | D | 1979AV | 1840 | .65 | 640 |
| 3 Shed | | 10X16 | 160 | D | 1979AV | 1540 | .65 | 540 |
| front lot | 96.8000 | effective 145.00 | depth 228 | depth 115 | actual rate 120 | effective rate 138 | extended value 20010 | true value 17410 |
| | | | | | | | | Excess Fro |