

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-720031.0000  
S22

RES  
2025

sale

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

2022	BRENNER JIM A & ROSAL	2013-10-08	
2023	BRENNER ROSALYN	2022-08-16	
2024	BRENNER ROSALYN	2022-08-16	
2025	BRENNER ROSALYN	2022-08-16	
	823 SUMMIT ST	2022-08-16	KENTON HTS SUB W 1/2 19-1AF 20
	KENTON OH 43326	\$0	

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	11660	15510	15510	15510	15510	15500
Bldg100%	101830	112430	112430	112430	112430	112420
Totl100%	113490t	127940t	127940t	127940t	127940t	127920t
Cauv100%						
Tax Value:						
Land 35%	4080	5430	5430	5430	5430	5430
Bldg 35%	35640	39350	39350	39350	39350	39350
Totl 35%	39720t	44780t	44780t	44780t	44780t	44770t
Hmstd35%						
Owner Oc	38.54	39.62	39.58	39.48	39.48	
Hmstd RB	400.22	368.96	417.58	429.66	429.66	
Net Tax	1416.68	1432.62	1490.64	1465.82	1465.82	
Sp-Asmnt	39.00	50.00	42.00	45.00		

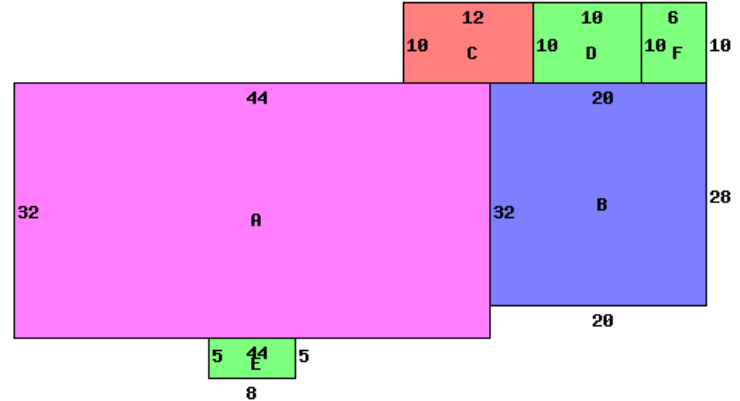
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1408		a	*MAIN
	F2	G		560	13440	b	GRAGE
1	F	A		120		c	ADDTN
	OPF	P		100	3000	d	PORCH
	STP	P		40	160	e	PORCH
	PAT	P		60	180	f	PORCH

#: 32, L/W  
gas fireplace  
367200320000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
384	1	2022-08-16	BRENNER ROSALYN	1AF *	0	11660	101830
487	1	2013-10-08	BRENNER JIM A & ROSALYN	1SD	110000	15800	65510
303	1	2009-07-21	MUSSELMAN JASON M & LURA	1SD	85900	15570	73000
208	1	2009-07-21	WILSON BETTY L	1AF *	0	15570	73000
442	1	2007-11-07	WILSON CHARLES W & BETTY	1SD *	0	14630	63370

Year	Land	Bldg	Total	Net Tax
2021	4080	35640	39720	1421.96
2020	4080	35640	39720	1230.90

Project	ben acres	/ %	factor
131 BLANCHARD RIVER MAINT			XA/2025
235 KELLOGG #983 - BLANCHARD			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023
306 BLOOM #1043 - BLANCHARD			XA/2025
349 OSBORN-BLANCHARD RIVER			XA/2025



823 SUMMIT ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1528	120680
Metal	Subtotal	120680
	Roof	
	B 1 2 U A	
Panelled Wall	X	Air Conditioning 2600
Floor/Hardwood	X	Plumbing 2100
Floor/Carpet	X	Garages and Carports 13440
Number of Rooms	5	Extra Features 3940
Bedrooms	2	Total Value 142760
Central Heat	A	PUB PAVED ST/RD
HOT WATER		PUB SIDEWALK
Central A/C	A	
Plumbing		Neighborhood:
Standard	1	Code: 3630
Extra 3 Fixture	1	Dwl/Gar/NC% 1.0500

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	1528		Cond	Value	Dpr	Dpr	Value
2 Shed	*PP	8X10	80	OLD/	142760	.25		112420
					0			0
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
		100.00	188	111	140	15500	15500	