

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 | | |

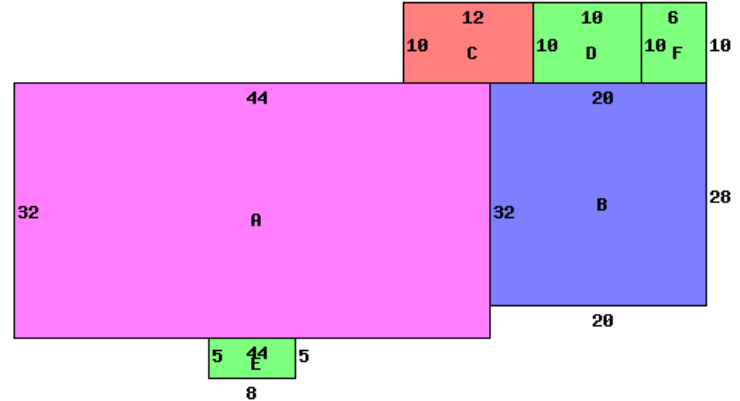
| | | | | | | | |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
| 1 | F/C | M | | 1408 | | a | *MAIN |
| | F2 | G | | 560 | 13440 | b | GRAGE |
| 1 | F | A | | 120 | | c | ADDTN |
| | OPF | P | | 100 | 3000 | d | PORCH |
| | STP | P | | 40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