

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-730076.0000
I39

RES
2025

sale

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

| | | |
|--------------------|------------|------------------|
| 2022 SHEETS GARY G | 2015-03-27 | |
| 2023 SHEETS GARY G | 2015-03-27 | |
| 2024 SHEETS GARY G | 2015-03-27 | |
| 2025 SHEETS GARY G | 2015-03-27 | FOREST HTS 76-78 |
| 419 S MADISON AVE | 1CT | |
| KENTON OH 43326 | \$0 | |

| | | | | | |
|------------|--------|---------|---------|---------|---------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | 9460 | 10830 | 10830 | 10830 | 10820 |
| Land100% | 62970 | 94660 | 94660 | 94660 | 94650 |
| Bldg100% | 72430t | 105490t | 105490t | 105490t | 105470t |
| Totl100% | | | | | |
| Cauvl00% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 3310 | 3790 | 3790 | 3790 | 3790 |
| Bldg 35% | 22040 | 33130 | 33130 | 33130 | 33130 |
| Totl 35% | 25350t | 36920t | 36920t | 36920t | 36910t |
| Hmstd35% | | | | | |
| Owner Oc | 24.60 | 32.68 | 32.64 | 32.54 | |
| Hmstd RB | 400.22 | 368.96 | 417.58 | 429.66 | |
| Net Tax | 759.38 | 1116.36 | 1155.70 | 1133.14 | |
| Sp-Asmnt | 24.07 | 24.07 | 33.89 | 33.89 | |

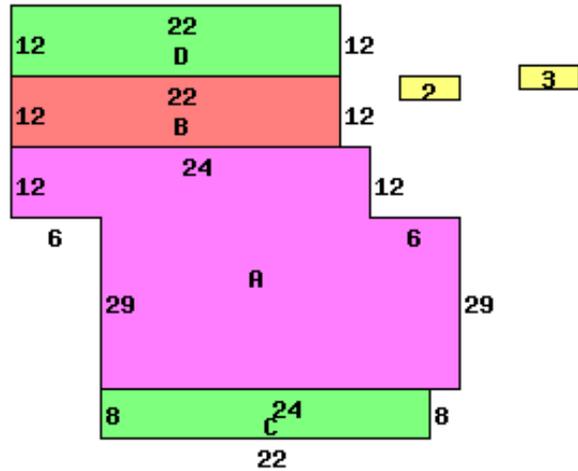
| | | | | | | | |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 1 | F/C | M | | 984 | | | |
| 1 | F/C | A | | 264 | | b | ADDTN |
| | FFP | P | | 176 | 7040 | c | PORCH |
| | OFF | | | 264 | 7920 | d | PORCH |

#: 77, 78, L/W
367300770000
367300780000

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:blgd |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| 141 | 1 | 2015-03-27 | SHEETS GARY G | 1CT * | 0 | 12460 | 38600 |
| 87 | 1 | 2001-02-21 | SHEETS GARY G & GLADYS M | 1WD | 38900 | 8540 | 26630 |
| 58 | 1 | 2001-02-02 | SHEETS BRIAN E | 1FD | 43000 | 8540 | 26630 |
| 153 | 1 | 1998-04-06 | HILL JOHN | 1CT * | 0 | 7400 | 24600 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 3310 | 22040 | 25350 | 762.20 |
| 2020 | 3310 | 22040 | 25350 | 659.76 |

| project | ben acres | / % | factor |
|-------------------------------|-----------|-----|---------|
| 902 MAIN DISTRICT CONSERVANCY | | | XA/2025 |
| 500 HARDIN COUNTY LANDFILL | | | XA/2025 |



419 S MADISON ST 43326

| | | |
|---------------------------|------------------------|-----------------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS | |
| Story Height 1 | Sq-Ft | Value |
| Floor Level | 1248 | 106850 |
| Metal | 106850 | |
| Plaster/Drywall | P | Air Conditioning 2230 |
| Panelled Wall | X | Extra Features 14960 |
| Floor/Pine | X | Total Value 124040 |
| Floor/Carpet | X | |
| Number of Rooms | 5 | |
| Bedrooms | 2 | Neighborhood: |
| Central Heat | A | Code: 3620 |
| FORCED AIR | | Dwl/Gar/NC% 1.1200 |
| Central A/C | A | |
| Plumbing | | |
| Standard | 1 | |

| Bldg Type | SHB+Cons | DixHt | Unit | Grade | Blt/Renov | Replace | Phy | Fnc | True |
|------------|----------|-----------|--------|-------|-----------|-----------|----------|-------|------------|
| 1 DWELLING | 1 F/C | 1248 | | C | OLD/GD | 124040 | .40 | Dpr | 83360 |
| 2 Garage | F 0 | 28X30 | 840 | C | 2003AV | 20160 | .50 | Dpr | 11290 |
| 3 Shed | *PP 0 | 8X16 | 128 | | 1970 | 0 | | | 0 |
| front lot | acres/ | effective | depth | depth | actual | effective | extended | true | |
| | frontage | frontage | factor | rate | rate | rate | value | value | Excess Fro |
| | | 119.00 | 121 | 89 | 120 | 107 | 12730 | 10820 | |