

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-730083.0000  
I69

RES  
2025

sale

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

|      |                      |            |                  |
|------|----------------------|------------|------------------|
| 2022 | BILLENSTEIN JEREMY S | 2021-10-20 |                  |
| 2023 | BILLENSTEIN JEREMY S | 2021-10-20 |                  |
| 2024 | BILLENSTEIN JEREMY S | 2021-10-20 |                  |
| 2024 | BILLENSTEIN JEREMY S | 2021-10-20 |                  |
| 2025 | BILLENSTEIN JEREMY S | 2021-10-20 | FOREST HTS 83-85 |
|      | 420 S MADISON ST     | 1WD        | PT VAC ALLEY     |
|      |                      | \$59,900   |                  |
|      | KENTON OH 43326      |            |                  |

|            |        |        |        |        |        |
|------------|--------|--------|--------|--------|--------|
| Tax Year   | 2022   | 2023   | 2024   | 2025   | CAMA   |
| Prop Cls   | 599    | 599    | 599    | 599    | 599    |
| Acres      |        |        |        |        |        |
| Land100%   | 11370  | 12970  | 12970  | 12970  | 12960  |
| Bldg100%   | 30400  | 36310  | 36310  | 36310  | 36310  |
| Totl100%   | 41770t | 49290t | 49290t | 49290t | 49270t |
| Cauvl00%   |        |        |        |        |        |
| Tax Value: |        |        |        |        |        |
| Land 35%   | 3980   | 4540   | 4540   | 4540   | 4540   |
| Bldg 35%   | 10640  | 12710  | 12710  | 12710  | 12710  |
| Totl 35%   | 14620t | 17250t | 17250t | 17250t | 17240t |
| Hmstd35%   |        |        |        |        |        |
| Owner Oc   |        |        |        |        |        |
| Hmstd RB   |        |        |        |        |        |
| Net Tax    | 682.94 | 709.26 | 750.34 | 745.38 |        |
| Sp-Asmnt   | 4.19   | 4.19   | 10.62  | 575.36 |        |

|      |                  |            |  |
|------|------------------|------------|--|
| 2026 | BONTRAGER SAMUEL | 2025-03-05 |  |
|      | 420 S MADISON ST | 1WD        |  |
|      | KENTON OH 43326  |            |  |

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| Sale# | #p | sale date  | To                        | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|---------------------------|---------------|--------|---------|---------|
| 88    | 1  | 2025-03-05 | BONTRAGER SAMUEL          | 1WD           | 180000 | 12970   | 36310   |
| 569   | 1  | 2021-10-20 | BILLENSTEIN JEREMY S      | 1WD           | 59900  | 11370   | 11060   |
| 416   | 1  | 2019-11-04 | BROOKS WESLEY C & CHRISTI | 1WD *         | 0      | 10830   | 21490   |
| 19    | 6  | 2016-01-15 | BROOKS RENTALS LLC        | 6QC *         | 0      | 14570   | 24340   |
| 340   | 11 | 2006-08-15 | CWB RENTAL PROPERTIES LL  | 11 *          | 0      | 11570   | 15510   |
| 649   | 2  | 2003-11-07 | BROOKS WESLEY C & CHRIST  | 2SH           | 19500  | 6970    | 13340   |
| 385   | 2  | 1998-07-08 | BROWN ERNEST D            | 2WD           | 25000  | 5430    | 8970    |
| 202   | 1  | 1993-03-22 | BUR MAC DEVELOPMENT CO I  | 1WD *         | 17000  | 0       | 13400   |
| 427   | 1  | 1990-05-31 |                           | 1WD           | 16000  | 0       | 13400   |
| 270   | 1  | 1989-04-10 |                           | 1WD           | 12000  | 0       | 13400   |

| Year | Land | Bldg | Total | Net Tax |
|------|------|------|-------|---------|
| 2021 | 3980 | 7740 | 11720 | 549.48  |
| 2020 | 3980 | 3870 | 7850  | 319.68  |

| project                       | ben acres | / | % | factor  |
|-------------------------------|-----------|---|---|---------|
| 902 MAIN DISTRICT CONSERVANCY |           |   |   | XA/2025 |
| 539 DELO WATER - KENTON CORP  |           |   |   | XA/2025 |
| 540 DELO SEWER - KENTON CORP  |           |   |   | XA/2025 |
| 642 TRASH-KENTON CITY         |           |   |   | XA/2025 |

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420 S MADISON ST 43326

PUB PAVED ST/RD

Neighborhood: 3620  
Code: 3620  
Dwl/Gar/NC% 1.1200

| Bldg Type    | SHB+Cons | DixHt              | Unit  | Blt/Renov           | Replace        | Phy            | Fnc        | True       |
|--------------|----------|--------------------|-------|---------------------|----------------|----------------|------------|------------|
|              |          | FtxFt              | Area  | Grade               | Cond           | Value          | Dpr        | Dpr        |
| 1 Pole Build |          | 40X64              | 2560  | C                   | 2019AV         | 38400          | .15        | 32640      |
| 2 Pole Build |          | 12X24              | 288   | C                   | 2019AV         | 4320           | .15        | 3670       |
| front lot    |          | effective frontage | depth | actual depth factor | effective rate | extended value | true value |            |
|              |          | 119.00             | 152   | 101                 | 120            | 14400          | 12960      | Excess Fro |

Call Back: Sign: PSN Date: 2015-02-26 Lister: 36-730083.0000-v082020R