

PLEASANT TWP
KENTON CORP

00350

REAL PROPERTY RECORD

06:58 PM

Hardin County, Ohio
Michael T. Bacon, Auditor

36-730083.0000
I69

RES
2024

2021 BROOKS WESLEY C & CHR		2019-11-04	Eff Rate: - 50.76 — 50.59 — 44.66 — 47.03 — a/r					
2022 BILLENSTEIN JEREMY S		2021-10-20	Tax Year	2021	2022	2023	2024	CAMA
2023 BILLENSTEIN JEREMY S		2021-10-20	Prop Cls	599	599	599	599	599
2024 BILLENSTEIN JEREMY S		2021-10-20	Acres					
420 S MADISON ST		1WD FOREST HTS 83-85	Land100%	11370	11370	12970	12970	12960
			Bldg100%	22110	30400	36310	36310	36310
		\$59,900	Totl100%	33490t	41770t	49290t	49290t	49270t
KENTON OH 43326			Cauv100%					
			Tax Value:					
			Land 35%	3980	3980	4540	4540	4540
			Bldg 35%	7740	10640	12710	12710	12710
			Totl 35%	11720t	14620t	17250t	17250t	17240t
			Hmstd35%					
2026 BONTRAGER SAMUEL			2025-03-05					
420 S MADISON ST			1WD					
KENTON OH 43326								
			Sp-Asmnt	4.20	4.19	4.19	10.62	

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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			
2020		3980	3870	7850	319.68			
2019		3790	0	3790	149.24			
p r o j e c t						ben acres	/	% factor
902	MAIN DISTRICT CONSERVANCY				XA/2024			
539	DELO WATER - KENTON CORP				XA/2024			
540	DELO SEWER - KENTON CORP				XA/2024			
642	TRASH-KENTON CITY				XA/2024			

420 S MADISON ST 43326

PUB PAVED ST/RD		Bldg Type		SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True		
Neighborhood:		1 Pole Build			FtxFt	2560	Rate		Cond	Value	Dpr	Dpr	Value	ELECTRIC	CONCRET FL
Code:		2 Pole Build			12X24	288		C	2019AV	38400	.15		32640	ELECTRIC	CONCRET FL
Dwl/Gar/NC%									2019AV	4320	.15		3670		
				acres/	effective	depth	actual	effective	extended	true					
		front lot		frontage	frontage	factor	rate	rate	value	value	Excess Fro				
					119.00	152	101	120	121	14400					

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