

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-740021.0000  
R103

RES  
2025

sale

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

|                      |            |   |
|----------------------|------------|---|
| 2022 MCCULLOUGH MATT | 2016-10-19 |   |
| 2023 MCCULLOUGH MATT | 2016-10-19 |   |
| 2024 MCCULLOUGH MATT | 2016-10-19 |   |
| 2025 MCCULLOUGH MATT | 2016-10-19 |   |
| 420 ORIENTAL ST      | 2016-10-19 | LONGVIEW HTS 21                                   |
| KENTON OH 43326      | LWD        | SEE PCL 36-740021.01 FOR REST OF SPECIAL ASSESMEN |
|                      | \$90,000   |   |

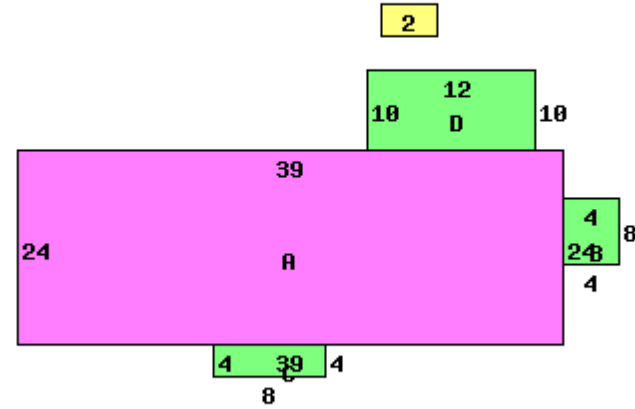
|            |         |         |         |         |        |
|------------|---------|---------|---------|---------|--------|
| Tax Year   | 2022    | 2023    | 2024    | 2025    | CAMA   |
| Prop Cls   | 510     | 510     | 510     | 510     | 510    |
| Acres      |         |         |         |         |        |
| Land100%   | 7800    | 10400   | 10400   | 10400   | 10400  |
| Bldg100%   | 82140   | 89110   | 89110   | 89110   | 89100  |
| Totl100%   | 89940t  | 99510t  | 99510t  | 99510t  | 99500t |
| Cauvl00%   |         |         |         |         |        |
| Tax Value: |         |         |         |         |        |
| Land 35%   | 2730    | 3640    | 3640    | 3640    | 3640   |
| Bldg 35%   | 28750   | 31190   | 31190   | 31190   | 31180  |
| Totl 35%   | 31480t  | 34830t  | 34830t  | 34830t  | 34830t |
| Hmstd35%   |         |         |         |         |        |
| Owner Oc   |         |         |         |         |        |
| Hmstd RB   |         |         |         |         |        |
| Net Tax    | 1470.52 | 1432.08 | 1515.02 | 1505.02 |        |
| Sp-Asmnt   | 30.00   | 35.50   | 31.50   | 34.50   |        |

|      |      |      |      |       |       |   |       |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE |   |       |
| 1 B  | F    | M    |      | 936   |       | a | *MAIN |
|      | OFF  | P    |      | 32    | 960   | b | PORCH |
|      | OFF  | P    |      | 32    | 960   | c | PORCH |
|      | DK   | P    |      | 120   | 1800  | d | PORCH |

|       |    |            |                          |               |        |         |         |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| Sale# | #p | sale date  | To                       | Type/Invalid? | Sale\$ | co:land | co:bldg |
| 470   | 1  | 2016-10-19 | MCCULLOUGH MATT          | LWD           | 90000  | 10570   | 50940   |
| 418   | 1  | 2004-07-15 | OBER BRENDA L            | LWD           | 85000  | 9830    | 41970   |
| 163   | 1  | 2004-04-01 | WHITAKER RICHARD E & REB | L             | 36500  | 9830    | 41970   |
| 902   | 1  | 1989-10-23 |                          | LWD           | 48398  | 0       | 36910   |

|      |      |       |       |         |
|------|------|-------|-------|---------|
| Year | Land | Bldg  | Total | Net Tax |
| 2021 | 2730 | 28750 | 31480 | 1475.90 |
| 2020 | 2730 | 28750 | 31480 | 1281.94 |

|               |                          |           |     |         |
|---------------|--------------------------|-----------|-----|---------|
| p r o j e c t |                          | 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 |



420 ORIENTAL ST 43326

|                           |                        |                 |
|---------------------------|------------------------|-----------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS |                 |
| Story Height 1            | Sq-Ft                  | Value           |
| Floor Level               |                        |                 |
|                           | Main                   | FRAME           |
|                           | Basement               |                 |
|                           | Subtotal               | 119990          |
| Metal                     | Roof                   | GABLE           |
|                           | B 1 2 U A              |                 |
| Plaster/Drywall           | D                      | Extra Features  |
| Unfinished Wall           | X                      | Total Value     |
| Floor/Pine                | X                      |                 |
| Floor/Concrete            | X                      | PUB PAVED ST/RD |
| Number of Rooms           | 1 4                    |                 |
| Bedrooms                  | 2                      | Neighborhood:   |
| Central Heat              | A                      | Code:           |
| FORCED AIR                |                        | Dwl/Gar/NC%     |
| Plumbing                  |                        |                 |
| Standard                  | 1                      |                 |

|            |          |           |       |           |           |          |       |       |
|------------|----------|-----------|-------|-----------|-----------|----------|-------|-------|
| Bldg Type  | SHB+Cons | DixHt     | Unit  | Blt/Renov | Replace   | Phy      | Fnc   | True  |
| 1 DWELLING | 1 B F    |           |       | Cond      | Value     | Dpr      | Dpr   | Value |
| 2 Garage   | P 0      | 24X24     | 576   | C-        | 111340    | .30      |       | 81840 |
|            |          |           |       | C         | 2004AV    | .50      |       | 7260  |
| front lot  | acres/   | effective | depth | actual    | effective | extended | true  |       |
|            | frontage | frontage  | depth | factor    | rate      | value    | value |       |
|            | 80.0000  | 80.00     | 130   | 93        | 140       | 130      | 10400 | 10400 |