PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-740021.0000 RES
R103 2026

## sale

| | | |
|---|---|---|
| 2023 MCCULLOUGH MATT | 2016-10-19 | |
| 2024 MCCULLOUGH MATT | 2016-10-19 | |
| 2025 MCCULLOUGH MATT | 2016-10-19 | |
| 2026 MCCULLOUGH MATT | 2016-10-19 | LONGVIEW HTS 21 |
| 420 ORIENTAL ST | 1WD | SEE PCL 36-740021.01 FOR |
| | $90,000 | REST OF SPECIAL ASSESSMEN |
| KENTON OH 43326 | | |

## Eff Rate: – 44.66 — 47.03 — 46.74 — 46.74 — a/r

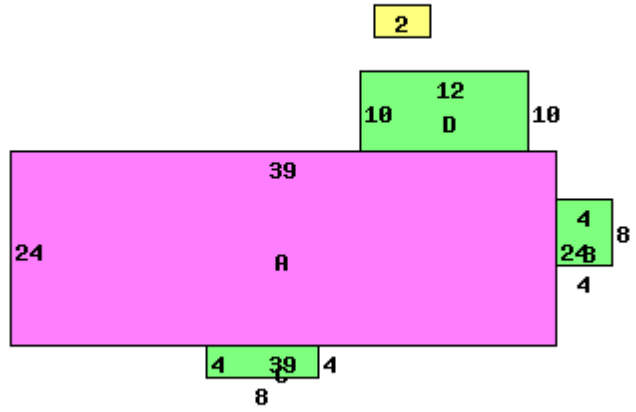
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
|---|---|---|---|---|---|---|---|---|
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 10400 | 10400 | 10400 | 10400 | | 10400 | 12000 | 12000 |
| Bldg100% | 89110 | 89110 | 89110 | 89110 | | 89110 | 123030 | 123030 |
| Totl100% | 99510t | 99510t | 99510t | 99510t | | 99510t | 135030t | 135030t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 3640 | 3640 | 3640 | 3640 | | 3640 | 4200 | 4200 |
| Bldg 35% | 31190 | 31190 | 31190 | 31190 | | 31190 | 43060 | 43060 |
| Totl 35% | 34830t | 34830t | 34830t | 34830t | | 34830t | 47260t | 47260t |
| Hmstd35% | | | | | | | | |
| Owner Oc | | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1432.08 | 1515.02 | 1505.02 | 1505.02 | 1505.02 | | | |
| Sp-Asmnt | 35.50 | 31.50 | 34.50 | 34.50 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 B | F | M | | 936 | | a | *MAIN |
| | OFP | P | | 32 | 960 | b | PORCH |
| | OFP | 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 | 1WD | 90000 | 10570 | 50940 |
| 418 | 1 | 2004-07-15 | OBER BRENDA L | 1WD | 85000 | 9830 | 41970 |
| 163 | 1 | 2004-04-01 | WHITAKER RICHARD E & REB | 1 | 36500 | 9830 | 41970 |
| 902 | 1 | 1989-10-23 | | 1WD | 48398 | 0 | 36910 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 2730 | 28750 | 31480 | 1470.52 |
| 2021 | 2730 | 28750 | 31480 | 1475.90 |

| 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

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 936 | 102510 |
| | Basement | | 936 | 17480 |
| | Subtotal | | | 119990 |
| Metal | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | D | Extra Features | 3720 |
| Unfinished Wall | X | Total Value | 123710 |
| Floor/Pine | X | | |
| Floor/Concrete | X | PUB PAVED ST/RD | |
| Number of Rooms | 1 4 | | |
| Bedrooms | 2 | Neighborhood: | |
| | | Code: | 3630 |
| Central Heat | A | Dwl/Gar/NC% | 1.4500 |
| FORCED AIR | | | |
| Plumbing | | | |
| Standard | 1 | | |

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | 1 B F | | 936 | | C- | OLD/VG | 111340 | .30 | | 113010 |
| 2 | Garage | P 0 | 24X24 | 576 | | C | 2004AV | 13820 | .50 | | 10020 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 80.0000 | 80.00 | 130 | 93 | 161 | 150 | 12000 | 12000 |

Call Back: Sign: PSN Date: 2016-02-08 Lister:

36-740021.0000-v082020R