

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-740022.0000
R104

RES
2025

sale

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

| | |
|---------------------|----------------------------|
| 2022 RISNER CARLA R | 2014-09-29 |
| 2023 RISNER CARLA R | 2014-09-29 |
| 2024 RISNER CARLA R | 2014-09-29 |
| 2025 RISNER CARLA R | 2014-09-29 |
| 410 ORIENTAL ST | 2014-09-29 LONGVIEW HTS 22 |
| | LDT |
| | \$75,000 |
| KENTON OH 43326 | |

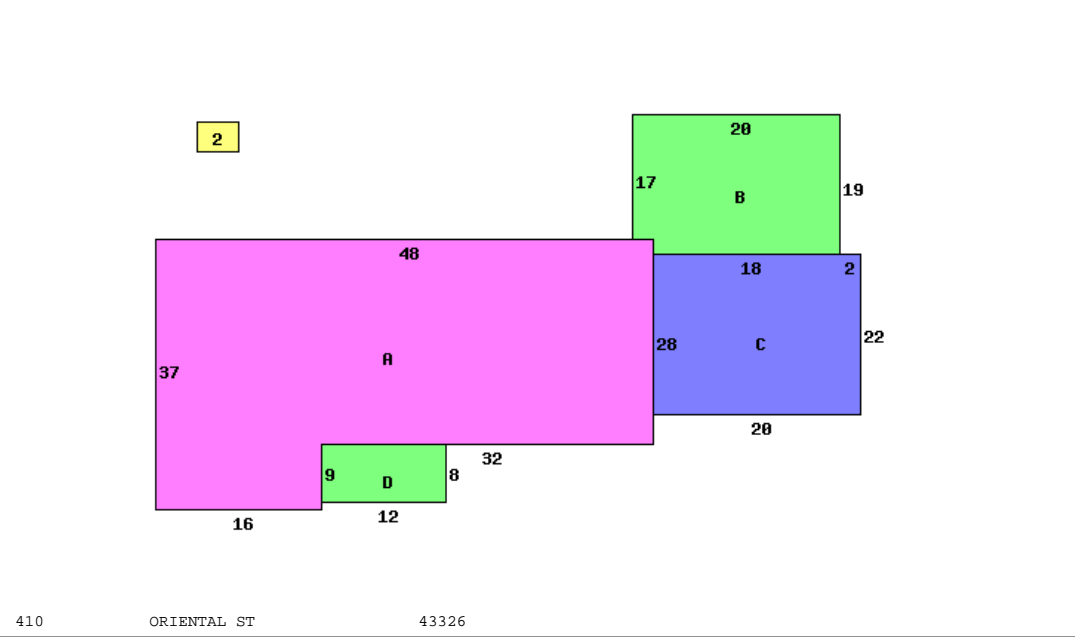
| | | | | | |
|------------|---------|---------|---------|---------|---------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | |
| Land100% | 7940 | 10570 | 10570 | 10570 | 10580 |
| Bldg100% | 80630 | 90310 | 90310 | 90310 | 90300 |
| Totl100% | 88570t | 100890t | 100890t | 100890t | 100880t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 2780 | 3700 | 3700 | 3700 | 3700 |
| Bldg 35% | 28220 | 31610 | 31610 | 31610 | 31600 |
| Totl 35% | 31000t | 35310t | 35310t | 35310t | 35310t |
| Hmstd35% | | | | | |
| Owner Oc | 30.08 | 31.24 | 31.22 | 31.12 | |
| Hmstd RB | 400.22 | 368.96 | 417.58 | 429.66 | |
| Net Tax | 1017.80 | 1051.62 | 1087.08 | 1064.98 | |
| Sp-Asmnt | 30.00 | 35.50 | 31.50 | 34.50 | |

| | | | | | | | |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
| 1 B | F | M | | 1488 | | a | *MAIN |
| | PAT | P | | 376 | 1130 | b | PORCH |
| | F | G | | 440 | 10560 | c | GRAGE |
| | OFF | P | | 96 | 2880 | d | PORCH |

| | | | | | | | |
|-------|----|------------|------------------------|---------------|--------|---------|---------|
| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
| 423 | 1 | 2014-09-29 | RISNER CARLA R | LDT | 75000 | 10740 | 68000 |
| 321 | 1 | 2014-06-23 | RETH ROBERT R TRUSTEE | 1AF * | 0 | 10740 | 68000 |
| 344 | 1 | 2001-08-02 | RETH CARLEEN E TRUSTEE | 1QC * | 0 | 10030 | 55170 |
| 135 | 1 | 1999-04-08 | RETH CARLEEN | 1CT * | 0 | 8660 | 44600 |

| | | | | |
|------|------|-------|-------|---------|
| Year | Land | Bldg | Total | Net Tax |
| 2021 | 2780 | 28220 | 31000 | 1423.32 |
| 2020 | 2780 | 28220 | 31000 | 1232.10 |

| | | | |
|---------------|--------------------------|----------------------|--|
| 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 | |



| | | |
|---------------------------|------------------------|----------------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS | |
| Story Height 1 | Sq-Ft | Value |
| Floor Level | | |
| | Main | FRAME |
| | Basement | |
| | Subtotal | |
| Shingle | Roof | GABLE |
| B 1 2 U A | | |
| Plaster/Drywall | D | Air Conditioning |
| Unfinished Wall | X | Garages and Carports |
| Floor/Carpet | X | Extra Features |
| Floor/Tile-Lino | L | Total Value |
| Number of Rooms | 1 7 | |
| Bedrooms | 3 | PUB PAVED ST/RD |
| Central Heat | A | Neighborhood: |
| FORCED AIR | | Code: |
| Central A/C | A | Dwl/Gar/NC% |
| Plumbing | | |
| Standard | 1 | |

| | | | | | | | | | |
|------------|----------|-----------|-------|--------|-----------|----------|---------|---------|------------|
| Bldg Type | SHB+Cons | DixHt | Unit | Grade | Blt/Renov | Replace | Phy Dpr | Fnc Dpr | True Value |
| 1 DWELLING | 1 B F | 1488 | | C | 1957AV | 148280 | .42 | | 90300 |
| 2 Shed | *PP F 0 | 12X8 | 96 | | 1994AV | 0 | | | 0 |
| front lot | acres/ | effective | depth | actual | effective | extended | value | true | value |
| | frontage | frontage | depth | factor | rate | value | value | value | value |
| | 86.4000 | 86.00 | 118 | 88 | 140 | 123 | 10580 | 10580 | |