

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-760004.0000  
TT29

RES  
2024

sale

|                           |                                      |
|---------------------------|--------------------------------------|
| 2021 JCL FAMILY FARMS LTD | 2014-01-10                           |
| 2022 JCL FAMILY FARMS LTD | 2014-01-10                           |
| 2023 JCL FAMILY FARMS LTD | 2014-01-10                           |
| 2024 JCL FAMILY FARMS LTD | 2014-01-10 RE PUGHS RESUB ALL 4 & PT |
| 676 N HIGH ST             | 26 3 3-4                             |
| KENTON OH 43326           | \$0                                  |

|            |         |         |         |         |         |
|------------|---------|---------|---------|---------|---------|
| Eff Rate:- | 50.76   | 50.59   | 44.66   | 47.03   | a/r     |
| Tax Year   | 2021    | 2022    | 2023    | 2024    | CAMA    |
| Prop Cls   | 510     | 510     | 510     | 510     | 510     |
| Acres      |         |         |         |         |         |
| Land100%   | 15260   | 15260   | 15540   | 15540   | 15550   |
| Bldg100%   | 77830   | 77830   | 104600  | 104600  | 104600  |
| Totl100%   | 93090t  | 93090t  | 120140t | 120140t | 120150t |
| Cauv100%   |         |         |         |         |         |
| Tax Value: |         |         |         |         |         |
| Land 35%   | 5340    | 5340    | 5440    | 5440    | 5440    |
| Bldg 35%   | 27240   | 27240   | 36610   | 36610   | 36610   |
| Totl 35%   | 32580t  | 32580t  | 42050t  | 42050t  | 42050t  |
| Hmstd35%   |         |         |         |         |         |
| Owner 0c   |         |         |         |         |         |
| Hmstd RB   |         |         |         |         |         |
| Net Tax    | 1527.46 | 1521.94 | 1728.94 | 1829.06 |         |
| Sp-Asmnt   | 27.00   | 27.00   | 39.00   | 27.00   |         |

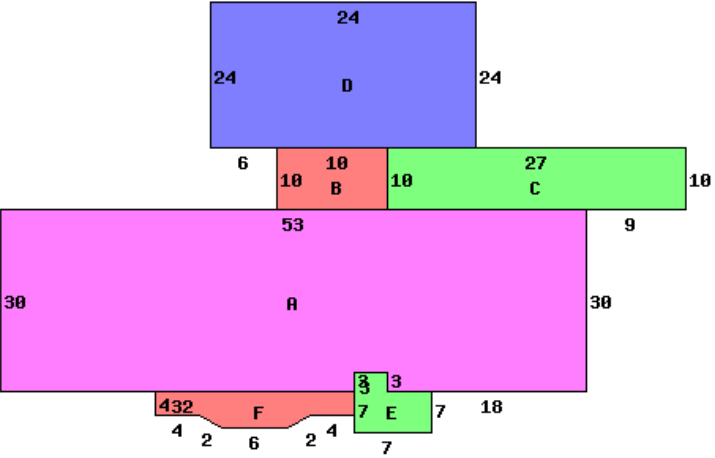
|          |          |        |      |            |       |     |       |
|----------|----------|--------|------|------------|-------|-----|-------|
| SHB+ 1 A | CONS F/C | TYPE M | FACT | SQ-FT 1581 | VALUE | a b | *MAIN |
| 1        | F/C      | A      |      | 100        |       | c   | ADDN  |
|          | PAT      | P      |      | 270        | 810   | d   | PORCH |
|          | F2       | G      |      | 576        | 13820 | e   | GRAGE |
| 1        | STP      | P      |      | 58         | 230   | f   | PORCH |
|          | F/C      | A      |      | 88         |       |     | ADDN  |

#: 6 & 7, L/W  
gas fireplace  
367600060000  
367600070000

| Sale# | #p | sale date  | To                        | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|---------------------------|---------------|--------|---------|---------|
| 5     | 26 | 2014-01-10 | JCL FAMILY FARMS LTD      | 26 *          | 0      | 15540   | 45030   |
| 80    | 1  | 2012-03-05 | LAYMAN CYNTHIA M & JAN D  | 1SD *         | 0      | 15540   | 45030   |
| 517   | 1  | 2011-12-19 | SECRETARY OF HOUSING & UR | 1WD *         | 0      | 15540   | 45030   |
| 415   | 1  | 2011-09-23 | J P MORGAN CHASE BANK     | 1SH *         | 36000  | 17890   | 43570   |
| 617   | 1  | 2000-10-23 | MCKENZIE CHARLES E & CAR  | 1SD           | 111000 | 15260   | 38060   |
| 38    | 1  | 1997-01-22 | SMITH RICHARD A & PAULIN  | 10C *         | 0      | 13090   | 50460   |
| 28    | 1  | 1997-01-22 | SMITH RICHARD A & PAULIN  | 10C *         | 0      | 13090   | 50460   |
| 894   | 1  | 1992-09-24 |                           | 10N *         | 0      | 0       | 59030   |
| 718   | 1  | 1991-09-10 |                           | 1UN *         | 0      | 0       | 59030   |
| 395   | 0  | 1988-06-01 |                           | 1UN *         | 0      | 0       | 59030   |

| Year | Land | Bldg  | Total | Net Tax |
|------|------|-------|-------|---------|
| 2020 | 5340 | 27240 | 32580 | 1326.74 |
| 2019 | 5090 | 21910 | 27000 | 1063.22 |

| p r o j e c t |                        | ben acres | / % | factor  |
|---------------|------------------------|-----------|-----|---------|
| 131           | BLANCHARD RIVER MAINT  |           |     | XA/2024 |
| 500           | HARDIN COUNTY LANDFILL |           |     | XA/2024 |
| 921           | BLANCHARD RIVER MAINT  |           |     | XA/2023 |



676 N HIGH ST 43326

| Occupancy 1 Single Family |       | *DWELLING COMPUTATIONS |        |
|---------------------------|-------|------------------------|--------|
| Story Height              | 1     | Sq-Ft                  | Value  |
| Floor Level               |       |                        |        |
| Main                      | FRAME | 1769                   | 129120 |
| Qtr Story                 | FRAME | 1581                   | 5820   |
| Subtotal                  |       |                        | 134940 |
| Metal                     | Roof  | GABLE                  |        |
| B 1 2 U A                 | D     |                        |        |
| Plaster/Drywall           | X     | Air Conditioning       | 3080   |
| Unfinished Wall           |       | Plumbing               | 1400   |
| Floor/Hardwood            | X     | Garages and Carports   | 13820  |
| Floor/Pine                | X     | Extra Features         | 1040   |
| Floor/Carpet              | X     | Total Value            | 154280 |
| Number of Rooms           | 5     |                        |        |
| Bedrooms                  | 2     | PUB ELECTRIC           |        |
| Central Heat              | A     | PUB GAS                |        |
| HOT WATER                 |       | PUB WATER              |        |
| Central A/C               | A     | PUB SEWER              |        |
| Plumbing                  |       | PUB PAVED ST/RD        |        |
| Standard                  | 1     | Neighborhood:          |        |
| Extra 2 Fixture           | 1     | Code:                  | 3640   |
|                           |       | Dwl/Gar/NC%            | 1.1300 |

| Bldg Type  | SHB+Cons  | DixHt     | Area   | Unit   | Grade  | Blt/Renov | Replace  | Phy   | Fnc | True   |
|------------|-----------|-----------|--------|--------|--------|-----------|----------|-------|-----|--------|
| 1 DWELLING | 1 AF/C    | FtxFtx    | 1769   | Rate   | C      | Cond      | Value    | Dpr   | Dpr | Value  |
|            |           |           |        |        |        | OLD/GD    | 154280   | .40   |     | 104600 |
| front lot  | acres/    | effective | depth  | depth  | actual | effective | extended | true  |     |        |
|            | frontage  | frontage  | factor | factor | rate   | rate      | value    | value |     |        |
|            | 101.00000 | 101.00    | 140    | 96     | 160    | 154       | 15550    | 15550 |     |        |