PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-760004.0000 RES
TT29 2026

## sale

| | | |
|---|---|---|
| 2023 JCL FAMILY FARMS LTD | 2014-01-10 | |
| 2024 JCL FAMILY FARMS LTD | 2014-01-10 | |
| 2025 JCL FAMILY FARMS LTD | 2014-01-10 | |
| 2026 JCL FAMILY FARMS LTD | 2014-01-10 | RE PUGHS RESUB ALL 4 & PT |
| 676 N HIGH ST | 26 | 3 3-4 |
| | $0 | |
| 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% | 15540 | 15540 | 15540 | 15540 | | 15540 | 17890 | 17880 |
| Bldg100% | 104600 | 104600 | 104600 | 104600 | | 104600 | 142570 | 142560 |
| Totl100% | 120140t | 120140t | 120140t | 120140t | | 120140t | 160460t | 160440t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 5440 | 5440 | 5440 | 5440 | | 5440 | 6260 | 6260 |
| Bldg 35% | 36610 | 36610 | 36610 | 36610 | | 36610 | 49900 | 49900 |
| Totl 35% | 42050t | 42050t | 42050t | 42050t | | 42050t | 56160t | 56150t |
| Hmstd35% | | | | | | | | |
| Owner Oc | | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1728.94 | 1829.06 | 1817.00 | 1817.00 | 1817.00 | | | |
| Sp-Asmnt | 39.00 | 27.00 | 30.00 | 30.00 | | | | |

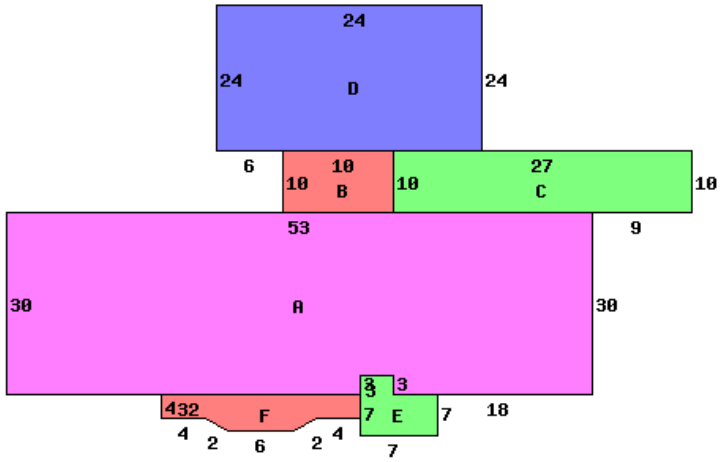
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 A | F/C | M | | 1581 | | a | *MAIN |
| 1 | F/C | A | | 100 | | b | ADDTN |
| | PAT | P | | 270 | 810 | c | PORCH |
| | F2 | G | | 576 | 13820 | d | GRAGE |
| | STP | P | | 58 | 230 | e | PORCH |
| 1 | F/C | A | |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

#: 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 | 1QC | | 0 | 13090 | 50460 |
| 28 | 1 | 1997-01-22 | SMITH RICHARD A & PAULIN | 1QC | * | 0 | 13090 | 50460 |
| 894 | 1 | 1992-09-24 | | 1UN | * | 0 | 0 | 59030 |
| 718 | 1 | 1991-09-10 | | 1UN | * | 0 | 0 | 59030 |
| 395 | 0 | 1988-06-01 | | | * | 0 | 0 | 59030 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 5340 | 27240 | 32580 | 1521.94 |
| 2021 | 5340 | 27240 | 32580 | 1527.46 |

| project | | ben acres | / % | factor |
|---|---|---|---|---|
| 131 BLANCHARD RIVER MAINT | XA/2025 | | | |
| 500 HARDIN COUNTY LANDFILL | XA/2025 | | | |
| 921 BLANCHARD RIVER MAINT | XA/2023 | | | |
| 235 KELLOGG #983 - BLANCHARD | XA/2025 | | | |




676 N HIGH ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1769 | 129120 |
| | Qtr Story | FRAME | 1581 | 5820 |
| | Subtotal | | | 134940 |
| Metal | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | D | Air Conditioning | 3080 |
| Unfinished Wall | X | 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 | |
| | | PUB GAS | |
| Central Heat | A | PUB WATER | |
| HOT WATER | | PUB SEWER | |
| Central A/C | A | PUB PAVED ST/RD | |
| Plumbing | | | |
| Standard | 1 | Neighborhood: | |
| Extra 2 Fixture | 1 | Code: | 3640 |
| | | Dwl/Gar/NC% | 1.5400 |

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | 1 AF/C | | 1769 | | C | OLD/GD | 154280 | .40 | | 142560 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 101.0000 | 101.00 | 140 | 96 | 184 | 177 | 17880 | 17880 |

Call Back: Sign: PSN Date: 2015-01-16 Lister:

36-760004.0000-v082020R