PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-810001.0000 COM
BB50 2025

sale

2022 ALBERT WALTER W & WIL		
2023 ALBERT WALTER W	2022-07-18	
2024 ALBERT WALTER	2023-06-23	
2025 ALBERT WALTER	2023-06-23	PT E1/2 SW1/4 S32
W LIMA ST	3CT	3.487A
	$0	
KENTON OH 43326		

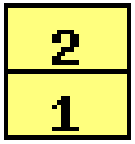
Eff Rate: – 57.45 — 53.98 — 56.47 — 56.17 — a/r

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	464	464	464	464	464	464
Acres	6.5400	6.5400	6.5400	6.5400		
Land100%	37830	45460	45460	45460	16000	45450
Bldg100%	273970	290940	290940	290940		290940
Totl100%	311800t	336400t	336400t	336400t	16000t	336390t
Cauv100%						
Tax Value:						
Land 35%	13240	15910	15910	15910	5600	15910
Bldg 35%	95890	101830	101830	101830		101830
Totl 35%	109130t	117740t	117740t	117740t	5600t	117740t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	6269.68	6355.16	6648.54	314.56		
Sp-Asmnt	489.32	489.32	518.76	38.76		

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
	3	2023-06-23	ALBERT WALTER	3CT *	0	37830	273970
311	3	2022-07-18	ALBERT WALTER W	3CT *	0	37830	273970

Year	Land	Bldg	Total	Net Tax
2021	13240	95890	109130	6314.02
2020	13240	95890	109130	5644.46

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			



W LIMA 43326

Neighborhood:
Code: 3670
Dwl/Gar/NC% 1.0900

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	BWL ALLEY			10508	46.57	C	1950FR	489360	.80	.20	78300
2	BWL ALLEY			11978	46.17	C	1978FR	553020	.55	.20	199090
3	Paving			34000	1.50	C	1994FR	51000	.75		12750
4	FENCE			340	11.75	C	1970FR	4000	.80		800

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.0300				20000		20600	20600
road	.5400							
site value	4.9700				5000		24850	24850

Call Back: Sign: PSN Date: 2015-01-14 Lister: 36-810001.0000-v082020R