

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-810001.0000
BB50

COM
2025

sale

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

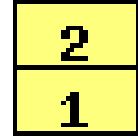
2022 ALBERT WALTER W & WIL	2022-07-18			
2023 ALBERT WALTER W	2023-06-23			
2024 ALBERT WALTER	2023-06-23	PT E1/2 SW1/4 S32		
2025 ALBERT WALTER	3CT	3.487A		
W LIMA ST				
KENTON OH 43326	\$0			

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
Cauvl00%						
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
311	3	2023-06-23	ALBERT WALTER	3CT *	0	37830	273970
	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

Project	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	Unit	Blt/Renov	Replace	Phy	Fnc	True		
1 BWL ALLEY		FtxFt	Area	Rate	Grade	Cond	Value	Dpr	Dpr	Value
2 BWL ALLEY			10508	46.57	C	1950FR	489360	.80	.20	78300
3 Paving			11978	46.17	C	1978FR	553020	.55	.20	199090
4 FENCE			34000	1.50	C	1994FR	51000	.75		12750
			340	11.75	C	1970FR	4000	.80		800
site value	acres/	effective	depth	actual	effective	extended	true			
	frontage	frontage	depth	rate	rate	value	value			
road	1.0300			20000		20600	20600			
site value	.5400			5000		24850	24850			
	4.9700									