

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-830003.0000
NN20

RES
2025

sale

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

2022 KOZMAN ELISHA N	2017-03-24
2023 KOZMAN ELISHA N	2017-03-24
2024 KOZMAN ELISHA N	2017-03-24
2025 KOZMAN ELISHA N	2017-03-24
98 SILVER ST	2017-03-24 SILVER GATES PT 3&4
	LWD SEE PARCEL 36-830003.01
	\$82,500 FOR REST OF SPECIAL ASSES

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	9000	10260	10260	10260	10260
Land100%	72540	92110	92110	92110	92270
Bldg100%	81540t	102370t	102370t	102370t	102530t
Totl100%					
Cauvl00%					
Tax Value:					
Land 35%	3150	3590	3590	3590	3590
Bldg 35%	25390	32240	32240	32240	32290
Totl 35%	28540t	35830t	35830t	35830t	35890t
Hmstd35%					
Owner Oc					
Hmstd RB	1333.20	1473.20	1558.52	1548.24	
Net Tax					
Sp-Asmnt	24.00	32.00	24.00	27.00	

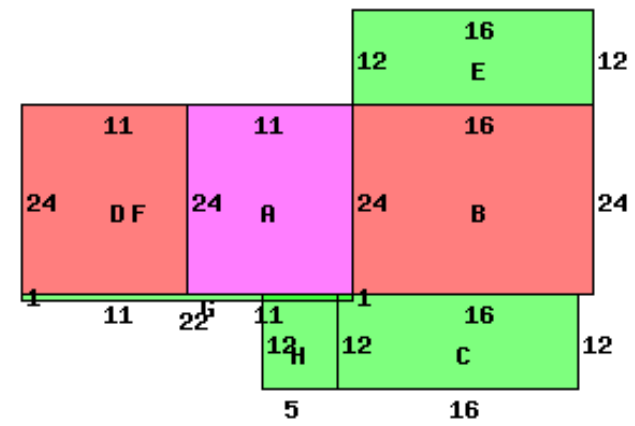
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F	M		264		b	ADDN
1	F/C	A		384		c	PORCH
1	FFP	P		192	7680	d	ADDN
	F	A		264		e	PORCH
	DK	P		192	2880	f	GRAGE
	BAS	G		264	1200	g	PORCH
	OH	P		22	840	h	PORCH
	DK	P		60	900		

#: 37 L/W
368300370000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
126	1	2017-03-24	KOZMAN ELISHA N	LWD	82500	7740	67110
304	1	2015-06-20	FREY HARLAN J & CHRISTINA	LWD *	41100	7740	67110
558	1	2014-12-17	CITIMORTGAGE INC	1SD	35000	7740	67110
523	1	2003-09-08	FROST TERRY L & PAMELA J	LWD	79000	6490	60430
556	1	1993-06-25	FRANZ SHELLIE L	LWD	57000	0	40910
319	1	1993-04-26	FRANZ SHELLIE L	LMD	39000	0	40910
775	1	1988-09-16		LUN *	0	0	40910
941	0	1987-11-05		*	0	0	40910
858	0	1987-10-05		*	0	0	40910
377	0	1987-05-18		*	0	0	43200

Year	Land	Bldg	Total	Net Tax
2021	3150	25390	28540	1338.04
2020	3150	25390	28540	1162.22

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



98 SILVER ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	912 99880
	Basement		528 10070
	Subtotal		109950
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	D	264 sq ft	Basement Finish 3070
Unfinished Wall	X		Air Conditioning 1570
Floor/Carpet	X		Garages and Carports 1200
Floor/Tile-Lino	L		Extra Features 12300
Number of Rooms	1 5		Total Value 128090
Bedrooms	3		
Central Heat	A		Neighborhood:
FORCED AIR			Code: 3660
Central A/C	A		Dwl/Gar/NC% 1.0700
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	FtxFt	Area	Grade	Cond	Dpr	Dpr	Value
		1176		C+	1984AV	140900	.28 .15	92270
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	factor	rate	rate	rate	value	value
		60.00	135	95	180	171	10260	10260