

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010004.0000
X04

RES
2025

sale

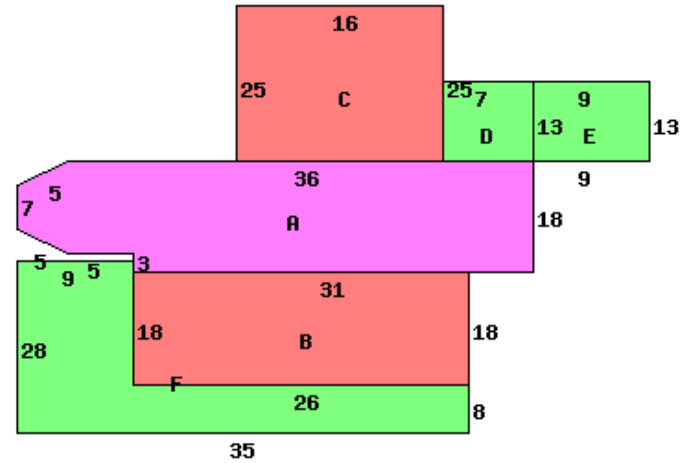
Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

2022 SHEPHERD ROBERT C	1991-12-13
2023 SHEPHERD ROBERT C	1991-12-13
2024 SHEPHERD ROBERT C	1991-12-13
2025 SHEPHERD ROBERT C	1991-12-13 ORIG PT LOT 12
305 N MARKET ST	1WD
KENTON OH 43326	\$28,129

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	8910	12710	12710	12710	12700
Land100%	99310	148000	148000	148000	147990
Bldg100%	108230t	160710t	160710t	160710t	160690t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	3120	4450	4450	4450	4450
Bldg 35%	34760	51800	51800	51800	51800
Totl 35%	37880t	56250t	56250t	56250t	56240t
Hmstd35%					
Owner Oc	36.74	49.78	49.72	49.58	
Hmstd RB	400.22	368.96	417.58	429.66	
Net Tax	1332.52	1894.06	1979.42	1951.36	
Sp-Asmnt	23.96	23.96	38.52	38.52	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	AB	M		677		b	ADDTN
2	B/C	A		468		c	ADDTN
1HB	B	A		400		d	PORCH
	FPF	P		91	3640	e	PORCH
	PAT	P		117	350	f	PORCH
	OMP	P		460	16100		

2022 DUPL COMBINED PARCELS 360101970000							
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
1031	1	1991-12-13		1WD	28129	0	49830
Year	Land	Bldg	Total	Net Tax			
2021	2230	34760	36990	1296.62			
2020	2230	34760	36990	1122.40			
p r o j e c t				ben acres	/	%	factor
902	MAIN DISTRICT	CONSERVANCY		XA/2025			
500	HARDIN COUNTY	LANDFILL		XA/2025			



305 N MARKET ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level		
Main	BRICK	1545 134200
Full Upper	BRICK	1145 69690
Part Upper	FRAME	400 22630
Qtr Story	FRAME	1135 4430
Basement		1135 21150
Subtotal		252100
Metal	Roof	MANSARD
Plaster/Drywall	P P	Plumbing 2100
Unfinished Wall	X X	Extra Features 20090
Floor/Carpet	X	Total Value 274290
Floor/Concrete	X	
Floor/Tile-Lino	X	PUB ALLEY
Number of Rooms	3 4 4 1	Topo: ROLLING
Bedrooms	4	
Central Heat	A	Neighborhood:
FORCED AIR		Code: 3670
Plumbing		Dwl/Gar/NC% 1.0900
Standard	1	
Extra 3 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 BAB	FtxFt	Area	Grade	Cond	Dpr	Dpr	Value
			3090	C+	1879AV	.55		147990
front lot	acres/	effective	depth	depth	effective	extended	true	
front lot	frontage	frontage	depth	factor	rate	value	value	
		83.00	124	91	109	9050	9050	
		41.00	83	74	89	3650	3650	

Call Back:

Sign: PSN Date: 2014-11-19 Lister:

36-010004.0000-v082020R