PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010004.0000 RES
X04 2026

sale

2023 SHEPHERD ROBERT C	1991-12-13	
2024 SHEPHERD ROBERT C	1991-12-13	
2025 SHEPHERD ROBERT C	1991-12-13	
2026 SHEPHERD ROBERT C	1991-12-13	ORIG PT LOT 12
305 N MARKET ST	1WD	
	$28,129	
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%	12710	12710	12710	12710		12710	14630	14640
Bldg100%	148000	148000	148000	148000		148000	203660	203660
Totl100%	160710t	160710t	160710t	160710t		160710t	218290t	218300t
Cauv100%								
Tax Value:								
Land 35%	4450	4450	4450	4450		4450	5120	5120
Bldg 35%	51800	51800	51800	51800		51800	71280	71280
Totl 35%	56250t	56250t	56250t	56250t		56250t	76400t	76410t
Hmstd35%								
Owner Oc	49.78	49.72	49.58	49.58	49.58			
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	1894.06	1979.42	1951.36	1951.36	1951.36			
Sp-Asmnt	23.96	38.52	38.52	38.52				

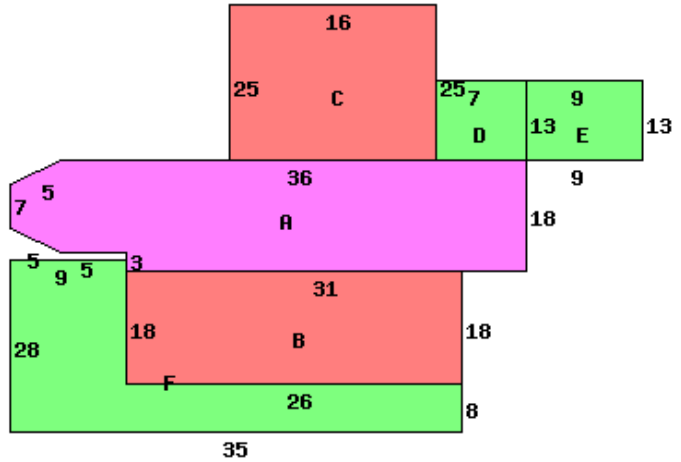
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	AB	M		677		a	*MAIN
2	B/C	A		468		b	ADDTN
1HB	B	A		400		c	ADDTN
	EFP	P		91	3640	d	PORCH
	PAT	P		117	350	e	PORCH
	OMP	P		460	16100	f	PORCH

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
2022	3120	34760	37880	1332.52
2021	2230	34760	36990	1296.62

project		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

			Sq-Ft	Value
Story Height 2				
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		

B 1 2 U A

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			
				Neighborhood:	
Central Heat		A		Code:	3670
FORCED AIR				Dwl/Gar/NC%	1.5000
Plumbing					
Standard	1				
Extra 3 Fixture	1				

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 BAB		3090		C+	1879AV	301720	.55		203660

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		83.00	124	91	138	126	10460	10460
front lot		41.00	83	74	138	102	4180	4180

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