PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010011.0000 COM
M21 2026

sale

2023	CASPER RITA K TRUSTEE	2010-03-17
2024	CASPER RITA K TRUSTEE	2010-03-17
2025	BIEDERMAN AIDEN J &	2024-11-21
2026	BIEDERMAN AIDEN J &	2024-11-21 ORIG N PT 65
	115 N MARKET ST	1SD
		$67,500
	KENTON OH 43326	

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

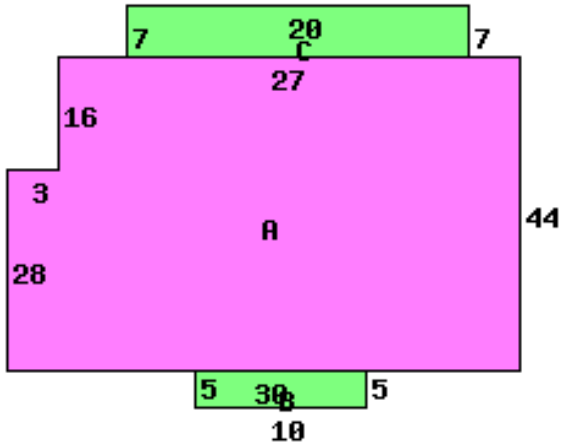
	2023	2024	2025	2026	2026	2027	CAMA
Tax Year							
Prop Cls	401	401	401	401	401	401	401
Acres							
Land100%	2970	2970	2970	2970	2970	3570	3560
Bldg100%	72370	72370	72370	72370	72370	86570	86580
Totl100%	75340t	75340t	75340t	75340t	75340t	90140t	90140t
Cauv100%							
Tax Value:							
Land 35%	1040	1040	1040	1040	1040	1250	1250
Bldg 35%	25330	25330	25330	25330	25330	30300	30300
Totl 35%	26370t	26370t	26370t	26370t	26370t	31550t	31550t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	1423.36	1489.06	1481.26	1481.26			
Sp-Asmnt	75.33	85.50	85.50	85.50			

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BA	F	M		1272		a	*MAIN
	STP	P		50	200	b	PORCH
	OFP	P		140	4200	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
521	1	2024-11-21	BIEDERMAN AIDEN J &	1SD		67500	2970	72370
94	5	2010-03-17	CASPER RITA K TRUSTEE	5QC	*	0	6200	52830
1030	1	1989-12-05		1UN	*	0	0	39110
961	1	1989-11-13		1UN	*	0	0	39110

Year	Land	Bldg	Total	Net Tax
2022	730	18770	19500	1120.32
2021	730	18770	19500	1128.24

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



115 N MARKET ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1272	105160
	Full Upper	FRAME	1272	63170
	Qtr Story	FRAME	1272	4780
	Basement		1256	23250
	Subtotal			196360
Shingle	Roof	HIP		

	B	1	2	U	A			
Plaster/Drywall		X	X			3 /	Extra Living Units	10500
Unfinished Wall	X						Plumbing	10500
Floor/Pine		X	X				Extra Features	4400
Floor/Tile-Lino		X	X				Total Value	221760
Number of Rooms		6	6					
Bedrooms		2	2				PUB ALLEY	
Central Heat		A					Neighborhood:	
							Code:	4444
Floor/Wall		X					Dwl/Gar/NC%	1.2000
Plumbing							lot/hmsite%	1.2000
Standard	4						res-ag:lnd%	1.2000
							ag-t:c/p/w%	1.2000
							ag-t:other%	1.2000
							ag:outbldg%	1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 BAF		2544		C	OLD/FR	270550	.60	.20	86580

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		33.00	85	75	120	90	2970	3560

Call Back: Sign: PSN Date: 2014-12-01 Lister:

36-010011.0000-v082020R