PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010047.0000 COM
X32 2025

sale

2022	OATES TODD W & DANA J	2005-04-14
2023	OATES TODD W & DANA J	2022-06-21
2024	OATES TODD W & DANA J	2022-06-21
2025	OATES TODD W & DANA J	2022-06-21 ORIG N PT 15
	315 & & 315 1/2 N DETROIT ST	2QC
		$0
	KENTON OH 43326	

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	442	442	442	442	442
Acres					
Land100%	6970	7940	7940	7940	7940
Bldg100%	101540	111710	111710	111710	111710
Totl100%	108510t	119660t	119660t	119660t	119650t
Cauv100%					
Tax Value:					
Land 35%	2440	2780	2780	2780	2780
Bldg 35%	35540	39100	39100	39100	39100
Totl 35%	37980t	41880t	41880t	41880t	41880t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2182.02	2260.52	2364.88	2352.52	
Sp-Asmnt	244.28	244.28	256.45	256.45	

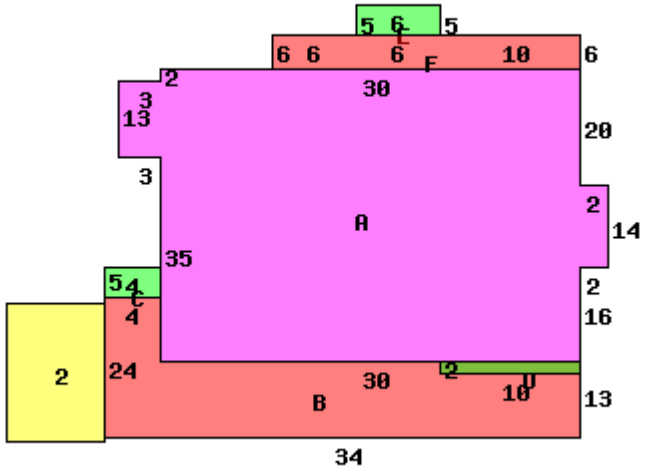
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1567		a	*MAIN
1	F/C	A		486		b	ADDTN
	OFP	P		20	600	c	PORCH
2	BAY	P		20	760	d	PORCH
	DK	P		30	450	e	PORCH
2	F/C	A		132		f	ADDTN

KENTON FAMILY EYE CARE 2ND FLOOR APT $275 RENT

Sale#	#p	sale date	To		Type/Invalid?	Sale$	co:land	co:bldg
288	2	2022-06-21	OATES TODD W & DANA J		2QC *	0	6970	101540
236	1	2005-04-14	OATES TODD W & DANA J		1WD	115000	11060	84090

Year	Land	Bldg	Total	Net Tax
2021	2440	35540	37980	2197.44
2020	2440	35540	37980	1964.42

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



315 & 315 1/2 N DETROIT ST 43326

Occupancy 2 Duplex

Story Height 2

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	2185	147530
	Full Upper	FRAME	1699	76270
	Basement		1567	28990
	Subtotal			252790
Shingle	Roof	HIP		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	* B F		3904	112.74	C	OLD/AV	440140	.75		110040
2	CONC RAMP			168	39.81	C	2008AV	6690	.75		1670

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		47.00	132	94	180	169	7940	7940

B 1 2 U A

Plaster/Drywall	X	1 /	Extra Living Units 3500
Panelled Wall	X		Air Conditioning 6840
Unfinished Wall	X		Plumbing 3500
Floor/Pine	X X		Extra Features 1810
Floor/Carpet	X X		Total Value 268440
Number of Rooms	1 9 6		
Bedrooms	5 4		PUB ALLEY
Central Heat	A		Neighborhood:
FORCED AIR			Code: 3720
Central A/C	A		Dwl/Gar/NC% .9600
Plumbing			
Standard	1		
Extra 3 Fixture	1		
Extra 2 Fixture	1		

Call Back: Sign: PSN Date: 2014-11-19 Lister: 36-010047.0000-v082020R