

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-010047.0000  
X32

COM  
2025

sale

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

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
KENTON OH 43326	\$0

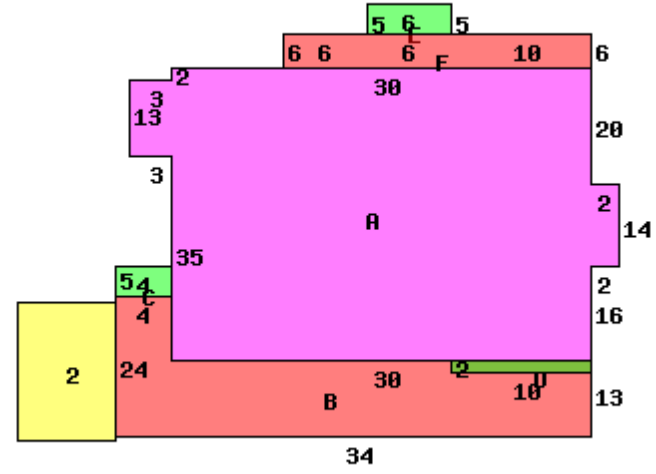
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	442	442	442	442	442
Acres					
Land100%	6970	7940	7940	7940	7940
Bldg100%	101540	111710	111710	111710	111710
Totl100%	108510t	119660t	119660t	119660t	119650t
Cauv100%					
Tax Value:					
Land 35%	2440	2780	2780	2780	2780
Bldg 35%	35540	39100	39100	39100	39100
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	a	*MAIN
2 B	F	M		1567			ADDTN
1	F/C	A		486			ADDTN
	OFFP	P		20	600		PORCH
2	RAY	P		20	760		PORCH
	DK	P		30	450		PORCH
2	F/C	A		132			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

Project	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	*DWELLING COMPUTATIONS
Story Height	2	Sq-Ft Value
Floor Level	Main	FRAME 2185 147530
	Full Upper	FRAME 1699 76270
	Basement	1567 28990
	Subtotal	252790
Shingle	Roof	HIP
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	19	6
Bedrooms	5	4
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	

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	* B F	FtxFt	3904	112.74	C	OLD/AV	440140	.75		110040
2 CONC RAMP			168	39.81	C	2008AV	6690	.75		1670
front lot	acres/	effective	depth	actual	effective	extended	true			
	frontage	frontage	depth	factor	rate	value	value			
		47.00	132	94	180	169	7940	7940		

Call Back:

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

36-010047.0000-v082020R