PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010047.0000 COM
X32 2026

**sale**

| | | |
|---|---|---|
| 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 |
| 2026 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:– 53.98 — 56.47 — 56.17 — 56.17 — a/r**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 442 | 442 | 442 | 442 | 442 | 442 | 442 |
| Acres | | | | | | | |
| Land100% | 7940 | 7940 | 7940 | 7940 | 7940 | 9540 | 9530 |
| Bldg100% | 111710 | 111710 | 111710 | 111710 | 111710 | 134060 | 134060 |
| Totl100% | 119660t | 119660t | 119660t | 119660t | 119660t | 143600t | 143590t |
| Cauv100% | | | | | | | |
| Tax Value: | | | | | | | |
| Land 35% | 2780 | 2780 | 2780 | 2780 | 2780 | 3340 | 3340 |
| Bldg 35% | 39100 | 39100 | 39100 | 39100 | 39100 | 46920 | 46920 |
| Totl 35% | 41880t | 41880t | 41880t | 41880t | 41880t | 50260t | 50260t |
| Hmstd35% | | | | | | | |
| Owner Oc | | | | | | | |
| Hmstd RB | | | | | | | |
| Net Tax | 2260.52 | 2364.88 | 2352.52 | 2352.52 | | | |
| Sp-Asmnt | 244.28 | 256.45 | 256.45 | 256.45 | | | |

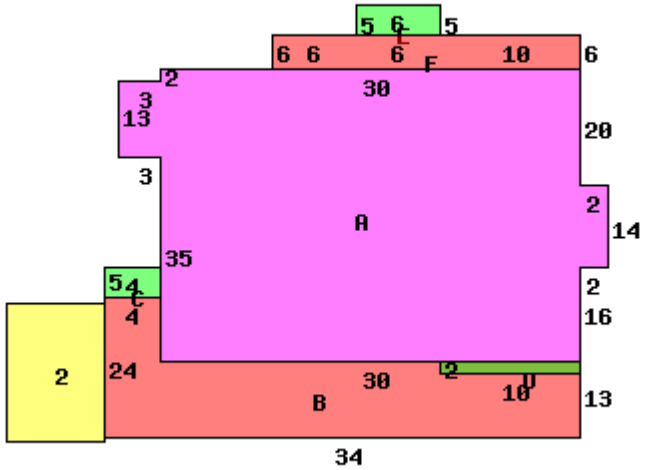
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 2 B | F | M | | 1567 | | a | *MAIN |
| 1 | F/C | A | | 486 | | b | ADDTN |
| | OFP | P | | 20 | 600 | c | PORCH |
| 2 | BAY | P | | 20 | 760 | d | PORCH |
| | DK | P | | 30 | 450 | e | PORCH |
| 2 | F/C | A | | 132 | | 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 |
|---|---|---|---|---|
| 2022 | 2440 | 35540 | 37980 | 2182.02 |
| 2021 | 2440 | 35540 | 37980 | 2197.44 |

| 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

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 2 | | | | |
| Floor Level | Main | FRAME | 2185 | 147530 |
| | Full Upper | FRAME | 1699 | 76270 |
| | Basement | | 1567 | 28990 |
| | Subtotal | | | 252790 |
| Shingle | Roof | HIP | | |

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: | 4444 |
| Central A/C | | A | | Dwl/Gar/NC% | 1.2000 |
| Plumbing | | | | lot/hmsite% | 1.2000 |
| Standard | 1 | | | res-ag:lnd% | 1.2000 |
| Extra 3 Fixture | 1 | | | ag-t:c/p/w% | 1.2000 |
| Extra 2 Fixture | 1 | | | 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 | * B F | | 3904 | 112.74 | C | OLD/AV | 440140 | .75 | | 132050 |
| 2 | CONC RAMP | | | 168 | 47.77 | C | 2008AV | 8030 | .75 | | 2010 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | | 47.00 | 132 | 94 | 180 | 169 | 7940 | 9530 |

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

36-010047.0000-v082020R