PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010094.0000 RES
X50 2026

sale

2023	INTERSTATE REALTY HOL	2021-11-09
2024	INTERSTATE REALTY HOL	2021-11-09
2025	INTERSTATE REALTY HOL	2021-11-09
2026	INTERSTATE REALTY HOLDI	2021-11-09 ORIG 19
	313 & 317 N MAIN ST	1TD
		$70,000
	KENTON OH 43326	

2028	INTERSTATE REALTY HOLDI	2026-04-03
	313 & 317 N MAIN ST	WD
	KENTON OH 43326	

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

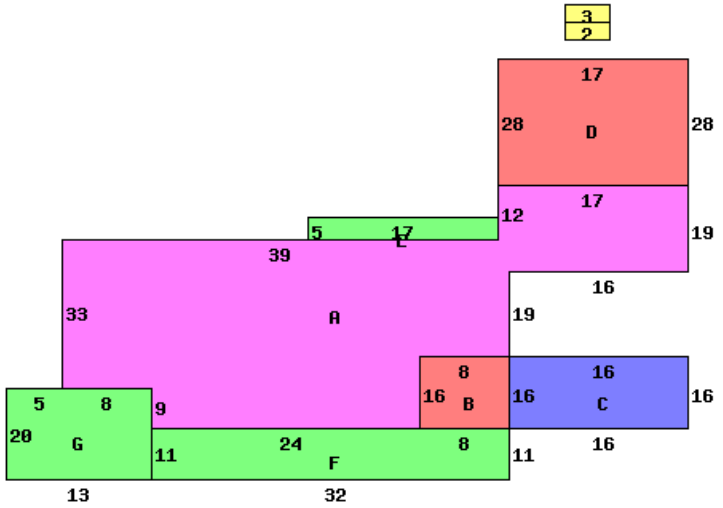
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	530	530	530	530	0	530	530	530
Acres								
Land100%	14030	14030	14030	14030		14030	14030	14030
Bldg100%	158340	158340	158340	158340		158340	214400	214400
Totl100%	172370t	172370t	172370t	172370t		172370t	228430t	228430t
Cauv100%								
Tax Value:								
Land 35%	4910	4910	4910	4910		4910	4910	4910
Bldg 35%	55420	55420	55420	55420		55420	75040	75040
Totl 35%	60330t	60330t	60330t	60330t		60330t	79950t	79950t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2480.56	2624.18	2606.88	2606.88	2606.88			
Sp-Asmnt	58.95	75.00	75.00	75.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BA	B	M		1796		a	*MAIN
1 B	B	A		128		b	ADDTN
	CAR1	G		256	2000	c	GRAGE
1 B	B	A		476		d	ADDTN
	EFP	P		85	3400	e	PORCH
	OMP	P		352	12320	f	PORCH
	EMP	P		260	11700	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
155	16	2026-04-03	INTERSTATE REALTY HOLDING	WD	*	0	14030	158340
608	1	2021-11-09	INTERSTATE REALTY HOLDING	1TD	*	70000	12290	152230
607	1	2021-11-09	INTERSTATE REALTY HOLDING	1TD		70000	12290	152230
188	6	2000-05-11	DOLL DON W REV TRUST & D	6QC	*	0	12630	84230
559	1	1996-12-16	DOLL DENNIS & DON W	1QC	*	0	13290	71830
495	1	1991-06-25		1UN	*	0	0	68830
592	0	1986-07-31			*	22000	0	61510
699	0	1985-10-04			*	27000	0	64110

Year	Land	Bldg	Total	Net Tax
2022	4300	53280	57580	2689.76
2021	4300	53280	57580	2699.54

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



313 & 317 N MAIN ST 43326

Occupancy 3 Tri-plex

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	BRICK	2400	174940
	Full Upper	BRICK	1796	86640
	Qtr Story	FRAME	1796	6270
	Basement		2400	44110
	Subtotal			311960
Metal	Roof	MANSARD		

B 1 2 U A

Plaster/Drywall	P P	2 /	Extra Living Units	7000
Unfinished Wall	X X		Plumbing	7000
Floor/Hardwood	X		Garages and Carports	2000
Floor/Pine	X		Extra Features	27420
Number of Rooms	1 9 8 1		Total Value	355380
Bedrooms	5			
			PUB ALLEY	
Central Heat	A			
GRAV AIR			Neighborhood:	
Plumbing			Code:	3720
Standard	3		Dwl/Gar/NC%	1.3000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B B		4196		B-	OLD/AV	426460	.55	.20	199580
2	Garage		22X48	1056		C	2000AV	25340	.55		14820
3	Shed	*NV 0	10X12	120			2000AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		83.00	132	94	180	169	14030	14030

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

36-010094.0000-v082020R