

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010118.0000
P07

RES
2025

sale		Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r	
2022 MANNS EDDIE R	2019-01-29	Tax Year 2022	2023
2023 MANNS EDDIE R	2019-01-29	Prop Cls 599	599
2024 MANNS EDDIE R	2019-01-29	Acres	599
2025 MANNS EDDIE R	2019-01-29 ORIG ALL 176 N PT 177	Land100%	43230
343 S MAIN ST	1WD	Bldg100%	43230
KENTON OH 43326	\$75,000	Totl100%	43230
		Cauv100%	43230
		Tax Value:	
		Land 35%	11920
		Bldg 35%	14230
		Totl 35%	13250
		Hmstd35%	28380t
		Owner 0c	28380t
		Hmstd RB	28380t
		Net Tax	28390t
2027 NIESE INVESTMENT PROPER	2026-08-19		
343 S MAIN ST	1WD		
KENTON OH 43326			
		Sp-Asmnt	7.82
			7.82
			14.82
			14.82

360101190000								
360101200000								
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg	
321	1	2026-08-19	NIESE INVESTMENT PROPERTI	1WD	130000	43230	37860	
30	1	2019-01-29	MANNS EDDIE R	1WD	75000	32430	41510	
776	1	1996-12-20	GEORGE RODNEY	1WD	55000	28000	32710	
242	0	1986-04-14		*	45000	0	48830	
Year		Land	Bldg	Total	Net Tax			
2021		11920	14230	26150	1226.00			
2020		11920	14230	26150	1064.90			
p r o j e c t					ben acres	/ %	factor	
902 MAIN DISTRICT CONSERVANCY					XA/2025			

12

4

343 S MAIN ST 43326	
Neighborhood: Code: Dwl/Gar/NC%	3620 1.5500
Bldg Type SHB+Cons	DixHt FtxFt
1 COMM GAR	1288 42.83
2 Garage	912 45.01
3 Paving	6700 1.50
4 Shed	222 12.00
Unit Rate	Grade
1957AV	C
1989AV	C
1980AV	C
1990PR	C
Blt/Renov Cond	Replace Value
55170	.65
41050	.65
10050	.65
2660	.75
Phy Dpr	Fnc Dpr
19310	14370
3520	670
front lot	acres/ frontage
115.00	effective frontage
132	depth
94	depth factor
400	actual rate
376	effective rate
43240	extended value
43240	true value