PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010118.0000 RES
P07 2026

sale

2023 MANNS EDDIE R	2019-01-29	
2024 MANNS EDDIE R	2019-01-29	
2025 MANNS EDDIE R	2019-01-29	
2026 MANNS EDDIE R	2019-01-29	ORIG ALL 176 N PT 177
343 S MAIN ST	1WD	
	$75,000	
KENTON OH 43326		

2028 NIESE INVESTMENT PROPER	2026-08-19	
343 S MAIN ST	1WD	
KENTON OH 43326		

Eff Rate:– 44.66 — 47.03 — 46.74 — 46.74 — a/r

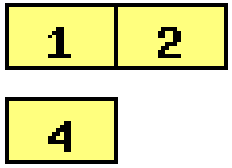
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	599	599	599	599	0	599	599	599
Acres								
Land100%	43230	43230	43230	43230		43230	43230	43240
Bldg100%	37860	37860	37860	37860		37860	37860	37870
Totl100%	81090t	81090t	81090t	81090t		81090t	81090t	81110t
Cauv100%								
Tax Value:								
Land 35%	15130	15130	15130	15130		15130	15130	15130
Bldg 35%	13250	13250	13250	13250		13250	13250	13250
Totl 35%	28380t	28380t	28380t	28380t		28380t	28380t	28390t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1166.90	1234.44	1226.30	1226.30	1226.30			
Sp-Asmnt	7.82	14.82	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
2022	11920	14230	26150	1221.56
2021	11920	14230	26150	1226.00

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			



343 S MAIN ST 43326

Neighborhood:
Code: 3620
Dwl/Gar/NC% 1.5500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	COMM GAR			1288	42.83	C	1957AV	55170	.65		19310
2	Garage			912	45.01	C	1989AV	41050	.65		14370
3	Paving			6700	1.50	C	1980AV	10050	.65		3520
4	Shed			222	12.00	C	1990PR	2660	.75		670

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		115.00	132	94	400	376	43240	43240

Call Back: Sign: PSN Date: 2015-01-14 Lister: 36-010118.0000-v082020R