

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010152.0000
P17

RES
2025

sale

Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

2022 GILLEN CHARLES R	2004-12-20
2023 GILLEN CHARLES R	2004-12-20
2024 GILLEN CHARLES R	2004-12-20
2025 GILLEN CHARLES R	2004-12-20 ORIG MID PT 35 FT S 1/2
117 E WALNUT ST	2WD 152-153
KENTON OH 43326	\$40,000

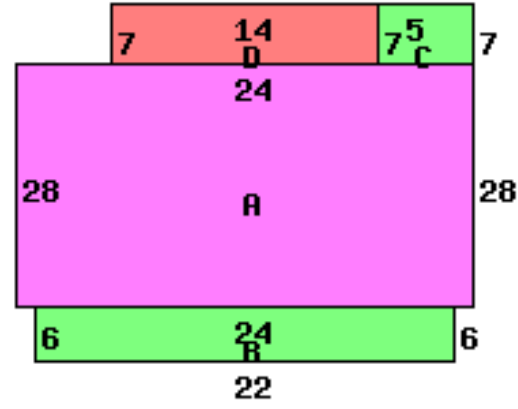
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	2430	2770	2770	2770	2770
Land100%	51800	62510	62510	62510	62500
Bldg100%	54230t	65290t	65290t	65290t	65270t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	850	970	970	970	970
Bldg 35%	18130	21880	21880	21880	21880
Totl 35%	18980t	22850t	22850t	22850t	22840t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	886.62	939.52	993.92	987.36	
Sp-Asmnt	21.13	21.13	31.06	31.06	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		672		b	PORCH
	OFF	P		132	3960	c	PORCH
	OFF	P		35	1050	d	ADDTN
	F/C	A		98			

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
823	2	2004-12-20	GILLEN CHARLES R	2WD	40000	2200	36200
724	2	2004-11-05	LOWE BRYAN A & REBECCA M	2SD	23500	2200	36200
524	2	2004-08-23	RUSSELL DANA R	2WD	15000	2200	36200
587	2	2003-10-13	FRAZIER KATHIE R	2WD	14900	2200	36200
129	2	2003-03-19	FAIRBANKS CAPITAL CORP	2DD	27000	2200	36200
300	2	2001-06-26	STALEY KEITH A SR & JAMI	2SD	50000	2200	29910
229	2	1998-05-15	HAMILTON TINA M	2QC *	0	2310	25110
349	2	1997-06-19	HAMILTON MATT & TINA M	2WD	44000	2310	25110
1095	1	1993-11-05	MUSSELMAN JASON M	1WD	31500	0	26630
813	1	1989-09-25		1WD	27550	0	22510

Year	Land	Bldg	Total	Net Tax
2021	850	18130	18980	889.84
2020	850	18130	18980	772.90

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



117 E WALNUT ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1H	Sq-Ft Value
Floor Level	
Main	FRAME 770 94090
Part Upper	FRAME 672 32160
Basement	336 6530
Subtotal	132780
Shingle	Roof GABLE
B 1 2 U A	
Plaster/Drywall	X X Extra Features 5010
Unfinished Wall	X Total Value 137790
Floor/Hardwood	X
Floor/Pine	X PUB SIDEWALK
Number of Rooms	1 5 2
Bedrooms	1 2 Neighborhood:
Central Heat	A Dwl/Gar/NC% 3620
FORCED AIR	1.1200
Plumbing	
Standard	1

Bldg Type	SHB+Cons	DixHt	Area	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	FtxFt	1442	Rate	Cond	Value	Dpr	Dpr	Value
		effective	depth	depth	actual	effective	extended	value	true
front lot	frontage	frontage	depth	factor	rate	rate	value	value	value
		35.00	65	66	120	79	2770	2770	