

PLEASANT TWP
KENTON CORP

00350

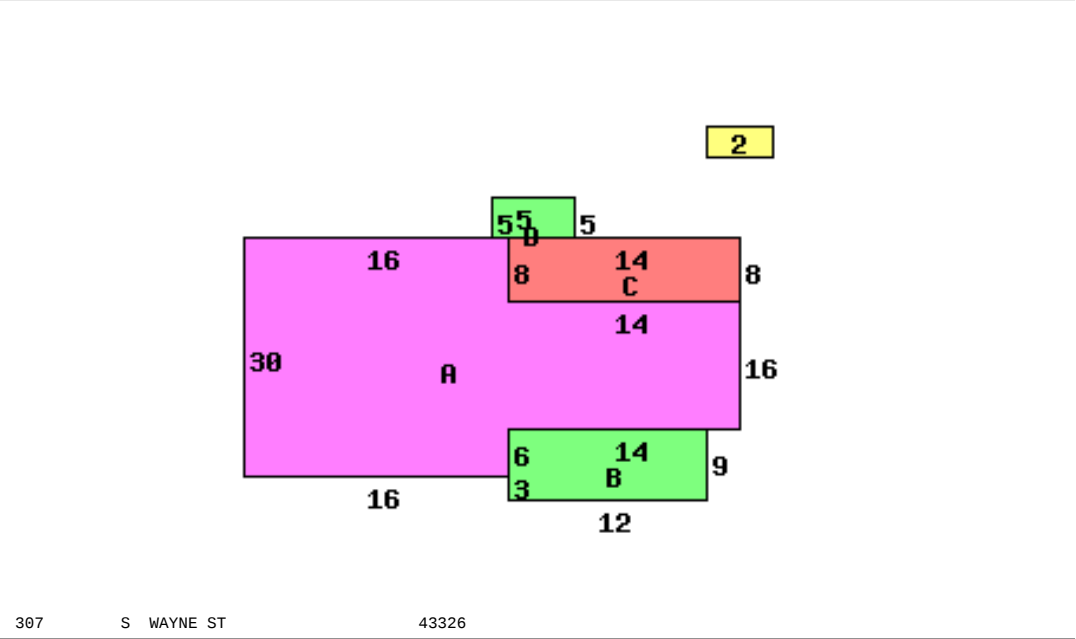
Hardin County, Ohio
Michael T. Bacon, Auditor

36-010169.0000
P49

RES
2024

Sale		Eff Rate: - 50.76 - 50.59 - 44.66 - 47.03 - a/r					
2021 COWEN DREW K	2018-05-15	Tax Year	2021	2022	2023	2024	CAMA
2022 COWEN DREW K	2018-05-15	Prop Cls	510	510	510	510	510
2023 COWEN DREW K	2018-05-15	Acres					
2024 COWEN DREW K	2018-05-15 ORIG PT 168	Land100%	3170	3170	3660	3660	3650
307 S WAYNE ST	1WD	Bldg100%	31430	31430	60170	60170	60170
KENTON OH 43326	\$25,000	Totl100%	34600t	34600t	63830t	63830t	63820t
		Cauv100%					
		Tax Value:					
		Land 35%	1110	1110	1280	1280	1280
		Bldg 35%	11000	11000	21060	21060	21060
		Totl 35%	12110t	12110t	22340t	22340t	22340t
		Hmstd35%					
		Owner 0c					
		Hmstd RB					
		Net Tax	567.76	565.68	918.54	971.72	
		Sp-Asmnt	20.74	20.74	20.74	30.90	

SHB+ 1H	CONS F/C	TYPE M	FACT P	SQ-FT 704	VALUE 3240	a b	*MAIN PORCH
1	OFF	P	A	108		c	ADDTN
	F/C	P	A	112		d	PORCH
	STP			25	100		
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
213	1	2018-05-15	COWEN DREW K	1WD	25000	3030	25290
353	7	2015-09-10	CMFH LLC	7WD *	0	4230	20060
194	1	2008-05-01	HENSON COREY	1WD *	5000	3170	30600
777	1	2007-02-26	WELLS FARGO BANK NA	1SH *	19000	3170	30600
164	1	2005-03-21	SHELT JEREMY	1WD	75000	2860	28060
777	1	2004-11-29	WEAVER PHILLIP L	1WD	30650	2860	28060
776	1	2004-11-29	U S BANK NATIONAL ASSOC	1DD	20500	2860	28060
246	1	2002-06-07	PIPER DAVID E & MERLE AN	1OC *	0	2890	23200
1027	1	1992-11-05		1WD	25000	0	16710
1010	1	1991-12-06		1WD	8000	0	16710
Year	Land	Bldg	Total	Net Tax			
2020	1110	11000	12110	493.16			
2019	1060	8850	9910	390.24			
p r o j e c t					ben acres / % factor		
902 MAIN DISTRICT CONSERVANCY					XA/2024		
500 HARDIN COUNTY LANDFILL					XA/2024		



Occupancy 1 Single Family				*DWELLING COMPUTATIONS												
Story Height	1H			Sq-Ft	Value	Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
Floor Level		Main	FRAME	816	96680	1 DWELLING	1H F/C	FtxFt	1520	Rate	C-	Cond	Value	.55	Dpr	Value
		Part Upper	FRAME	704	32640	2 Shed	*NV 0	12X12	0			OLD/AV	119390			60170
		Subtotal			129320							1985PR	0			0
Shingle		Roof	GABLE			front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate		extended value		true value
	B 1 2 U A							41.00	83	74	120	89		3650		3650
Plaster/Drywall		P P		Extra Features	3340											
Floor/Carpet		X X		Total Value	132660											
Number of Rooms		6 2														
Bedrooms		1 2		PUB SIDEWALK												
Central Heat		A		Neighborhood:												
FORCED AIR				Code:	3620											
Plumbing				Dwl/Gar/NC%	1.1200											
Standard	1															
						Call Back:	Sign: PSN Date: 2015-01-13 Lister: 36-010169 0000-v082020P									