PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110025.0000 RES
C57 2026

sale

2023 JONES VIVIAN	2016-07-28	
2024 JONES VIVIAN	2016-07-28	
2025 JONES VIVIAN	2016-07-28	
2026 JONES VIVIAN	2016-07-28	WYKOFFS PT OL 2-3
1 GRUVER ST	2WD	
	$82,500	
KENTON OH 43326		

2028 MILLER JAMES A & AMY M	2026-05-01	
1 GRUVER ST	2ED	
KENTON OH 43326		

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

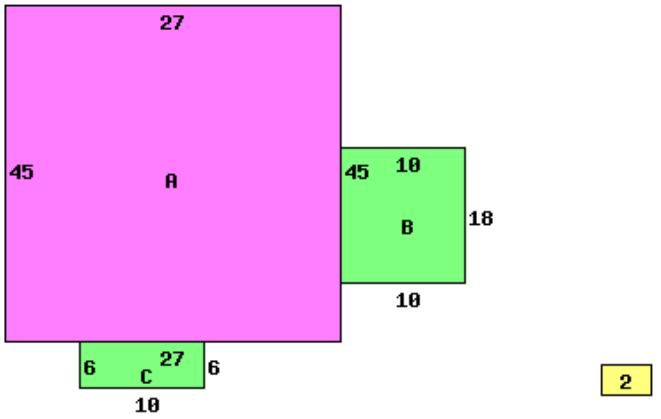
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	560	560	560	560	0	560	560	560
Acres								
Land100%	6540	6540	6540	6540		6540	7570	7560
Bldg100%	85510	85510	85510	85510		85510	117690	117690
Totl100%	92060t	92060t	92060t	92060t		92060t	125260t	125250t
Cauv100%								
Tax Value:								
Land 35%	2290	2290	2290	2290		2290	2650	2650
Bldg 35%	29930	29930	29930	29930		29930	41190	41190
Totl 35%	32220t	32220t	32220t	32220t		32220t	43840t	43840t
Hmstd35%								
Owner Oc	28.52	28.48	28.40	28.40	28.40			
Hmstd RB								
Net Tax	1296.24	1373.00	1363.84	1363.84	1363.84			
Sp-Asmnt	21.36	33.54	33.54	33.54				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1215		a	*MAIN
	DK	P		180	2700	b	PORCH
	OFP	P		60	1800	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
141	2	2026-05-01	MILLER JAMES A & AMY M	2ED		88500	6540	85510
308	2	2016-07-28	JONES VIVIAN	2WD	*	82500	5230	54400
78	2	2010-03-01	KEARNS SHERRY L	2WD	*	69300	2430	74940
318	2	2009-10-23	COMMUNITY FIRST BANK NA	1WD	*	0	2430	74940
681	2	2001-12-18	LANNING ROBERT M	2DD		4600	2060	5570
896	0	1987-10-21			*	0	0	3710

Year	Land	Bldg	Total	Net Tax
2022	1610	21350	22960	1050.24
2021	1610	21350	22960	1054.18

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



1 GRUVER ST 43326

Occupancy 4 M/H on Real Estate

Story Height 1
Floor Level Main FRAME
Subtotal
Shingle Roof GABLE

B 1 2 U A

Plaster/Drywall	X		Air Conditioning		2180
Floor/Carpet	X		Plumbing		2100
Floor/Tile-Lino	X		Extra Features		4500
Number of Rooms	5		Total Value		112810
Bedrooms	3				
			PUB PAVED ST/RD		
Central Heat	A				
FORCED AIR			Neighborhood:		
Central A/C	A		Code:		3670
Plumbing			Dwl/Gar/NC%		1.5000
Standard	1				
Extra 3 Fixture	1				

*DWELLING COMPUTATIONS

	Sq-Ft	Value
	1215	104030
		104030

	Bldg Type	SHB+	Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MH/REAL	1	F/C	27X45	1215		MHD	2002AV	90250	.22		105590
2	Garage		F	24X28	672		C	2005AV	16130	.50		12100

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		60.00	124	91	138	126	7560	7560

Call Back: Sign: PSN Date: 2015-02-18 Lister:

36-110025.0000-v082020R