

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-110025.0000  
C57

RES  
2025

sale

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

2022 JONES VIVIAN	2016-07-28
2023 JONES VIVIAN	2016-07-28
2024 JONES VIVIAN	2016-07-28
2025 JONES VIVIAN	2016-07-28 WYKOFFS PT OL 2-3
1 GRUVER ST	2WD
KENTON OH 43326	\$82,500

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	560	560	560	560	560
Acres					
Land100%	4600	6540	6540	6540	6540
Bldg100%	61000	85510	85510	85510	85520
Totl100%	65600t	92060t	92060t	92060t	92060t
Cauvl00%					

2027 MILLER JAMES A & AMY M	2026-05-01
1 GRUVER ST	2ED
KENTON OH 43326	

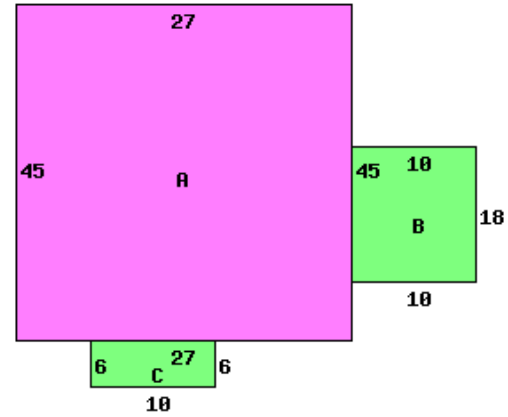
Tax Value:					
Land 35%	1610	2290	2290	2290	2290
Bldg 35%	21350	29930	29930	29930	29930
Totl 35%	22960t	32220t	32220t	32220t	32220t
Hmstd35%					
Owner Oc	22.28	28.52	28.48	28.40	
Hmstd RB					
Net Tax	1050.24	1296.24	1373.00	1363.84	
Sp-Asmnt	21.36	21.36	33.54	33.54	

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

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
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
2021	1610	21350	22960	1054.18
2020	1610	21350	22960	912.54

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	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1215	104030
Shingle	Subtotal	104030
	Main	FRAME
	Roof	GABLE
Plaster/Drywall	X	Air Conditioning
Floor/Carpet	X	Plumbing
Floor/Tile-Lino	X	Extra Features
Number of Rooms	5	Total Value
Bedrooms	3	112810
Central Heat	A	PUB PAVED ST/RD
FORCED AIR		Neighborhood:
Central A/C	A	Code:
Plumbing		Dwl/Gar/NC%
Standard	1	3670
Extra 3 Fixture	1	1.0900

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 MH/REAL	1 F/C	27X45	1215	MHD	2002AV	90250	.22	Dpr	76730
2 Garage	F	24X28	672	C	2005AV	16130	.50	Dpr	8790
front lot	acres/	effective	depth	actual	effective	extended	true		
	frontage	frontage	depth	factor	rate	value	value		
		60.00	124	91	120	109	6540	6540	