PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-120020.0000 RES
O80 2026

sale

2023 GUNN NANCY A & JOHN F	2022-09-28	
2024 GUNN NANCY A & JOHN F	2022-09-28	
2025 GUNN NANCY A & JOHN F	2022-09-28	
2026 GUNN NANCY A & JOHN F	2022-09-28	THOMPSONS PT FURNEYS PT
427 E OHIO ST	1SD	10 11
	$0	
KENTON OH 43326		

2027 GUNN NANCY A	2025-02-14	
427 E OHIO ST	1AF	
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	510	510	510	510	0	510	510	510
Acres								
Land100%	6140	6140	6140	6140		6140	6910	6910
Bldg100%	86200	86200	86200	86200		86200	119110	119120
Totl100%	92340t	92340t	92340t	92340t		92340t	126030t	126030t
Cauv100%								
Tax Value:								
Land 35%	2150	2150	2150	2150		2150	2420	2420
Bldg 35%	30170	30170	30170	30170		30170	41690	41690
Totl 35%	32320t	32320t	32320t	32320t		32320t	44110t	44110t
Hmstd35%	32150	32150	32150	32150		32150	43940	
Owner Oc	28.46	28.42	28.34	28.34	28.34	hmstd 2150 l	30000 b	
Hmstd RB								
Net Tax	1300.42	1377.40	1368.22	1368.22	1368.22			
Sp-Asmnt	22.59	32.68	32.68	32.68				

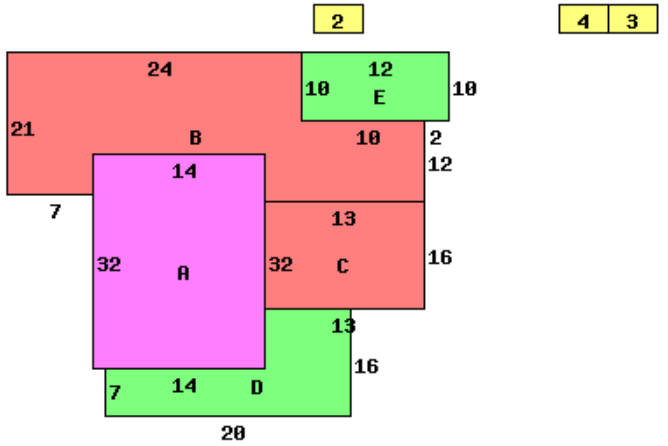
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F/C	M		448		a	*MAIN
1	F/C	A		543		b	ADDTN
1TB	F	A		208		c	ADDTN
	OFP	P		203	6090	d	PORCH
	DK	P		120	1800	e	PORCH

#: 21 L/W
361200210000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
77	1	2025-02-14	GUNN NANCY A	1AF *	0	6140	86200
448	1	2022-09-28	GUNN NANCY A & JOHN F	1SD *	0	5600	64510
245	1	2006-06-05	GUNN NANCY A	1QC *	0	6710	48570
131	1	2006-03-21	SMITH ELOISE M	1CT *	0	6710	48570

Year	Land	Bldg	Total	Net Tax
2022	1960	22580	24540	1122.70
2021	1960	22580	24540	1126.90

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



427 E OHIO ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	1199	106220
	Part Upper	FRAME	656	37680
	Basement		208	4260
	Subtotal			148160
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall	P	P			
Panelled Wall	X				
Unfinished Wall	X		X		
Floor/Hardwood	X				
Floor/Pine	X	X			
Floor/Carpet	X				
Floor/Tile-Lino	L				
Number of Rooms	1	6	3		
Bedrooms	2	2			
Central Heat	A				
FORCED AIR					
Central A/C	A				
Plumbing					
Standard	1				
Extra 2 Fixture	1				

Air Conditioning		3390
Plumbing		1400
Extra Features		7890
Total Value		160840
PUB PAVED ST/RD		
Topo: HIGH		
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	DWELLING	1TB F		1855		C	OLD/AV	160840	.55		112190
2	Garage		24X24	576		C	1963FR	13820	.70		6430
3	Shed	*SV 0	13X18	234			OLD/AV	500			500
4	Shed	*NV ADD	5X8	40			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	59.0000	59.00	72	70	138	97	5720	5720
rear lot	35.0000	35.00	92	34	100	34	1190	1190

Call Back: Sign: PSN Date: 2014-11-21 Lister:

36-120020.0000-v082020R