

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-120020.0000
080

RES
2023

sale

Eff Rate:- 44.63 — 50.76 — 50.59 — 44.66 — a/r

2020 GUNN NANCY A	2006-06-05
2021 GUNN NANCY A	2006-06-05
2022 GUNN NANCY A	2006-06-05
2023 GUNN NANCY A & JOHN F	2022-09-28 THOMPSONS PT FURNEYS PT
427 E OHIO ST	ISD 10 11
KENTON OH 43326	\$0 07.1-05-12-020

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5600	5600	5600	6140	6150
Bldg100%	64510	64510	64510	86200	86200
Totl100%	70110t	70110t	70110t	92340t	92350t
Cauvl00%					
Tax Value:					
Land 35%	1960	1960	1960	2150	2150
Bldg 35%	22580	22580	22580	30170	30170
Totl 35%	24540t	24540t	24540t	32320t	32320t
Hmstd35%	24360	24360	24360	32150	
Owner Oc	23.80	23.62	23.64	28.46	hmstd 2150 l 30000 b
Hmstd RB					
Net Tax	975.50	1126.90	1122.70	1300.42	
Sp-Asmnt	22.59	22.60	22.59	22.59	

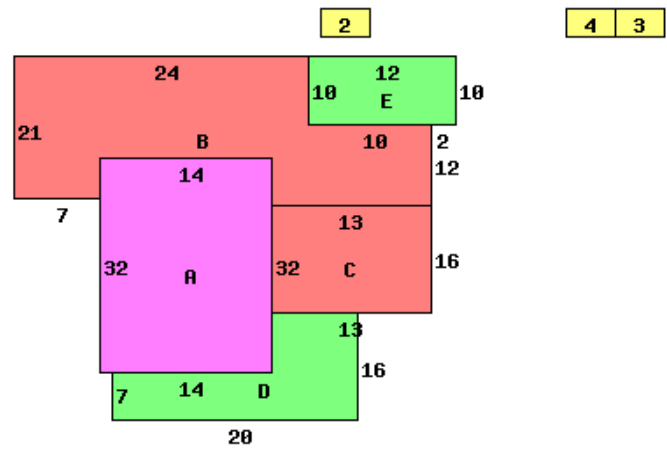
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1T	F/C	M		448		b	ADDTN
1	F/C	A		543		c	ADDTN
1TB	F	A		208		d	PORCH
	OPF	P		203	6090	e	PORCH
	DK	P		120	1800		

#: 21 L/W
361200210000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
448	1	2022-09-28	GUNN NANCY A & JOHN F	ISD *	0	5600	64510
245	1	2006-06-05	GUNN NANCY A	LOC *	0	6710	48570
131	1	2006-03-21	SMITH ELOISE M	ICT *	0	6710	48570

Year	Land	Bldg	Total	Net Tax
2019	1860	18150	20010	767.74
2018	1860	18150	20010	768.54

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



427 E OHIO ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1T	Sq-Ft	Value
Floor Level	Main	FRAME	1199 106220
	Part Upper	FRAME	656 37680
	Basement		208 4260
	Subtotal		148160
Shingle	Roof	GABLE	
Plaster/Drywall	P P		Air Conditioning 3390
Panelled Wall	X		Plumbing 1400
Unfinished Wall	X X		Extra Features 7890
Floor/Hardwood	X		Total Value 160840
Floor/Pine	X X		
Floor/Carpet	X		PUB PAVED ST/RD
Floor/Tile-Lino	L		Topo: HIGH
Number of Rooms	1 6 3		
Bedrooms	2 2		Neighborhood:
Central Heat	A		Code: 3620
FORCED AIR			Dwl/Gar/NC% 1.1200
Central A/C	A		
Plumbing			
Standard	1		
Extra 2 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1TB F	1855		C	OLD/AV	160840	.55	Dpr	81060
2 Garage		24X24	576	C	1963FR	13820	.70	Dpr	4640
3 Shed	*SV 0	13X18	234		OLD/AV	500			500
4 Shed	*NV ADD	5X8	40		OLD/	0			0
front lot	rear lot	acres/ frontage	effective frontage	depth	actual depth	effective rate	extended value	true value	
		59.0000	59.00	72	70	120	84	4960	4960
		35.0000	35.00	92	34	100	34	1190	1190

Call Back:

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

36-120020.0000-v082020R