

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-120020.0000  
080

RES  
2025

sale

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

2022 GUNN NANCY A	2006-06-05
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
427 E OHIO ST	THOMPSONS PT FURNEYS PT
	1SD 10 11
KENTON OH 43326	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5600	6140	6140	6140	6150
Bldg100%	64510	86200	86200	86200	86200
Totl100%	70110t	92340t	92340t	92340t	92350t
Cauvl00%					

2026 GUNN NANCY A	2025-02-14
427 E OHIO ST	1AF
KENTON OH 43326	

Tax Value:					
Land 35%	1960	2150	2150	2150	2150
Bldg 35%	22580	30170	30170	30170	30170
Totl 35%	24540t	32320t	32320t	32320t	32320t
Hmstd35%	24360	32150	32150	32150	
Owner Oc	23.64	28.46	28.42	28.34	hmstd 2150 l 30000 b
Hmstd RB					
Net Tax	1122.70	1300.42	1377.40	1368.22	
Sp-Asmnt	22.59	22.59	32.68	32.68	

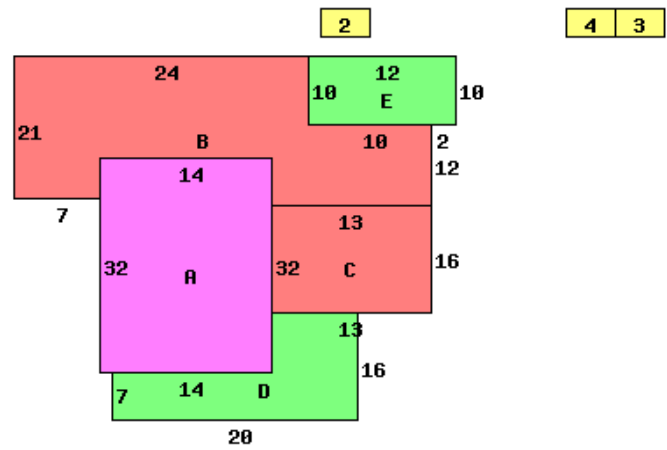
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1T	F/C	M		448		b	ADDTN
1	F/C	A		543		c	ADDTN
1TB	F	A		208		d	PORCH
	OPF	P		203	6090	e	PORCH
	DK	P		120	1800		

#: 21 L/W  
361200210000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
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
2021	1960	22580	24540	1126.90
2020	1960	22580	24540	975.50

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	
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		Rate		Cond	Value	Dpr	Dpr	Value
2 Garage		24X24	576	C	OLD/AV	160840	.55		81060
3 Shed	*SV 0	13X18	234	C	1963FR	13820	.70		4640
4 Shed	*NV ADD	5X8	40		OLD/AV	500			500
					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:

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