

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-120027.0000
067

RES
2025

sale

2022	BEABOUT KEVIN N	2021-07-09	
2023	BEABOUT KEVIN N	2021-07-09	
2024	BEABOUT KEVIN N	2021-07-09	
2025	HUANG DAHUA	2024-05-06	FURNEYS THOMPSON S PT 1-2
	309 E OHIO ST	1SH	
	KENTON OH 43326	\$50,100	

Eff Rate:-	50.59	44.66	47.03	47.03	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	520	520	520	520	520
Acres					
Land100%	5630	6400	6400	6400	6400
Bldg100%	95370	117540	77630	77630	77640
Totl100%	101000t	123940t	84030t	84030t	84040t
Cauv100%					
Tax Value:					
Land 35%	1970	2240	2240	2240	2240
Bldg 35%	33380	41140	27170	27170	27170
Totl 35%	35350t	43380t	29410t	29410t	29410t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	1651.32	1783.64	1279.26		
Sp-Asmnt	39.85	39.85	730.72		

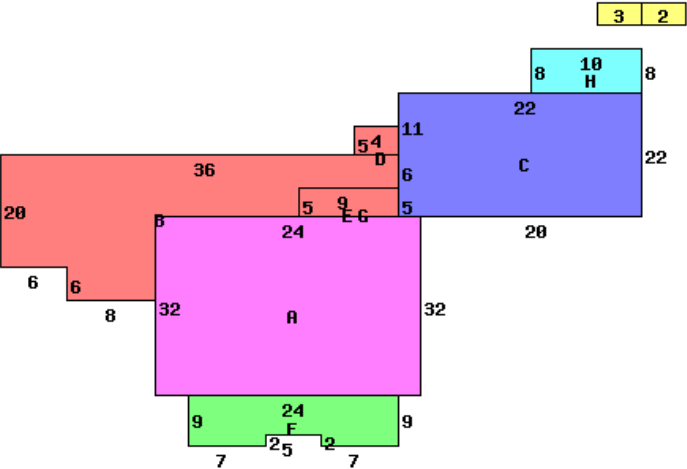
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE
1HB	F	M		768	
1	F/C	A		525	
1	F2	G		484	11620
1	F/C	A		20	
	F	P		45	
	FFP	P		161	6440
	FF	O		45	1800
04				80	960

a	*MAIN
b	ADDN
c	GRAGE
d	ADDN
e	ADDN
f	PORCH
g	PORCH
h	OTHER

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
170	1	2024-05-06	HUANG DAHUA	1SH	50100	6400	117540
301	2	2021-07-09	BEABOUT KEVIN N	20C *	0	5630	95370
515	1	2011-11-21	BEABOUT KEVIN N & JEANNET	1WD	72500	7400	60430
384	1	2008-07-28	JORDAN KEVIN L & AMY J	1WD *	41200	6690	87140
227	1	2008-05-14	DEUTSCHE BANK NATIONAL T	1DD	36667	6690	87140
262	1	2004-05-11	JONES MICHAEL S JR &	1WD	58000	6060	74370
411	1	2001-08-10	BAKER JESSE S & LINDA L	1WD	23500	6090	61510
237	1	2000-06-06	RAMGE J ANDREW & SHELLY	1DD *	0	6090	60630
72	1	1996-02-06	SMITH GINA L	1WD	51200	6400	51600
546	1	1989-07-06		1WD	97500	0	41910
463	1	1989-06-12		1UN *	0	0	41910

Year	Land	Bldg	Total	Net Tax
2021	1970	33380	35350	1657.32
2020	1970	33380	35350	1439.52

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



309 E OHIO ST 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1H	Sq-Ft Value
Floor Level	Main	FRAME 1358 108020
	Full Upper	FRAME 484 42050
	Part Upper	FRAME 768 34770
	Basement	384 7420
	Subtotal	192260
Shingle	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X X	1 / Extra Living Units 3500
Unfinished Wall	X	Air Conditioning 4660
Floor/Hardwood	X	Plumbing 4900
Floor/Pine	X	Garages and Carports 11620
Number of Rooms	2 5 4	Extra Features 9200
Bedrooms	4	Total Value 226140
Central Heat	A	PUB PAVED ST/RD
FORCED AIR		Topo: HIGH
Central A/C	A	
Plumbing		Neighborhood:
Standard	2	Code: 3620
Extra 2 Fixture	1	Dwl/Gar/NC% 1.1200

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1HB F	2610	2610		C	OLD/AV		226140	.55	.35	74080
2 Garage		12X18	216		D	OLD/FR		4150	.70		1390
3 Garage		12X12	144		D	2013AV		2770	.30		2170
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value			
	66.0000	66.00	100	81	120	97	6400	6400			

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

36-120027.0000-v082020R