PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-120027.0000 RES
067 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
		$50,100
	KENTON OH 43326	

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

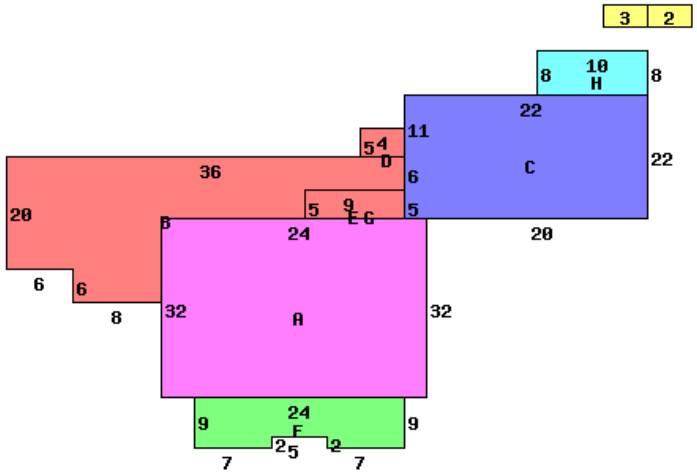
	2022	2023	2024	2025	CAMA
Tax Year					
Prop Cls	520	520	520	520	520
Acres					
Land100%	5630	6400	6400	6400	6400
Bldg100%	95370	117540	77630	77630	77640
Totl100%	101000t	123940t	84030t	84030t	84040t
Cauv100%					
Tax Value:					
Land 35%	1970	2240	2240	2240	2240
Bldg 35%	33380	41140	27170	27170	27170
Totl 35%	35350t	43380t	29410t	29410t	29410t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1651.32	1783.64	1279.26	1270.84	
Sp-Asmnt	39.85	39.85	730.72	53.66	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		768		a	*MAIN
1	F/C	A		525		b	ADDTN
F	F2	G		484	11620	c	GRAGE
1	F/C	A		20		d	ADDTN
1	F	A		45		e	ADDTN
	EFP	P		161	6440	f	PORCH
	EFP2	P		45	1800	g	PORCH
04	F	O		80	960	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	2QC	*	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		58800	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

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1358	108020
	Full Upper	FRAME	484	42050
	Part Upper	FRAME	768	34770
	Basement		384	7420
	Subtotal			192260
Shingle	Roof	GABLE		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		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

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	66.0000	66.00	100	81	120	97	6400	6400

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

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