

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	46.74	a/r				
Tax Year	2022	2023	2024	2025	2025	2025	2026	CAMA	
Prop Cls	520	520	520	520	0	520	520	520	
Acres									
Land100%	5630	6400	6400	6400		6400	6400	7390	
Bldg100%	95370	117540	77630	77630		77630	162660	162670	
Totl100%	101000t	123940t	84030t	84030t		84030t	169060t	170060t	
Cauv100%									
Tax Value:									
Land 35%	1970	2240	2240	2240		2240	2240	2590	
Bldg 35%	33380	41140	27170	27170		27170	56930	56930	
Totl 35%	35350t	43380t	29410t	29410t		29410t	59170t	59520t	
Hmstd35%									
Owner 0c									
Hmstd RB									
Net Tax	1651.32	1783.64	1279.26	1270.84	1270.84				
Sp-Asmnt	39.85	39.85	730.72	53.66					

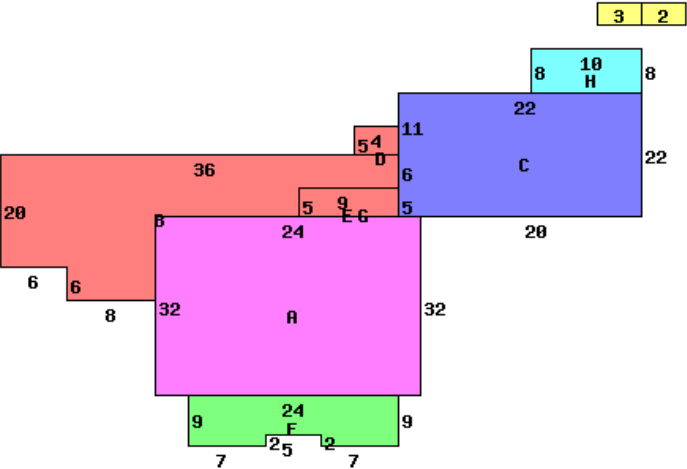
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		768		a	*MAIN
1	F/C	A		525		b	ADDN
1	F2	G		484	11620	c	GRAGE
1	F/C	A		20		d	ADDTN
1	F	A		45		e	ADDTN
	FFP	P		161	6440	f	PORCH
	FFP2	P		45	1800	g	PORCH
04	F	O		80	960	h	OTHER

2026 N/C INITERIOR REMODEL 100% COMPLETE

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	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	51690
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

p r o j e c t	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			
500 HARDIN COUNTY LANDFILL			
	XA/2025		
	XA/2025		



309 E OHIO ST 43326

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

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
1 DWELLING	1HB F	2610	216		C	OLD/AV		226140	.55		157730
2 Garage		12X18	144		D	OLD/FR		4150	.70		1930
3 Garage		12X12			D	2013AV		2770	.30		3010
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value			
	66.00000	66.00	100	81	138	112	7390	7390			