PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-120027.0000 RES
067 2026

sale

2023 BEABOUT KEVIN N	2021-07-09	
2024 BEABOUT KEVIN N	2021-07-09	
2025 HUANG DAHUA	2024-05-06	
2026 HUANG DAHUA	2024-05-06	FURNEYS THOMPSON S PT 1-2
309 E OHIO ST	1SH	
	$50,100	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

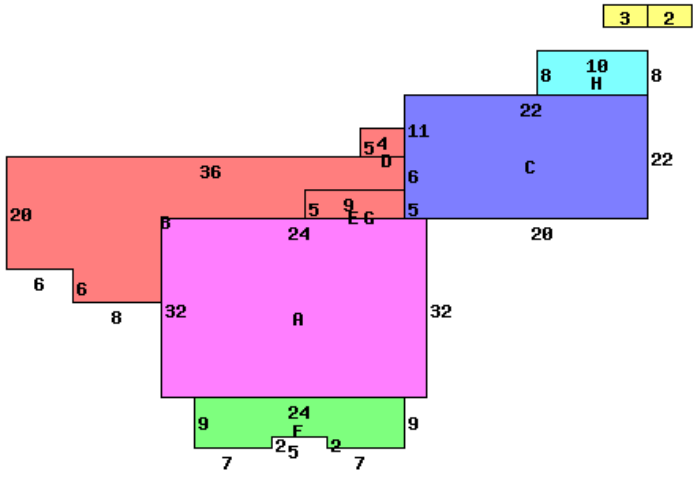
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	520	520	520	520	0	520	520	520
Acres								
Land100%	6400	6400	6400	6400		6400	7400	7390
Bldg100%	117540	77630	77630	77630		77630	162660	162670
Totl100%	123940t	84030t	84030t	84030t		84030t	170060t	170060t
Cauv100%								
Tax Value:								
Land 35%	2240	2240	2240	2240		2240	2590	2590
Bldg 35%	41140	27170	27170	27170		27170	56930	56930
Totl 35%	43380t	29410t	29410t	29410t		29410t	59520t	59520t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1783.64	1279.26	1270.84	1270.84	1270.84			
Sp-Asmnt	39.85	730.72	53.66	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
2022	1970	33380	35350	1651.32
2021	1970	33380	35350	1657.32

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		

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%	1.5500

	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		157730
2	Garage		12X18	216		D	OLD/FR	4150	.70		1930
3	Garage		12X12	144		D	2013AV	2770	.30		3010

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	66.0000	66.00	100	81	138	112	7390	7390

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