PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-120036.0000 RES
P72 2026

sale

2023	MABREY JAMES D & DEBR	1997-07-24	
2024	MABREY JAMES D & DEBR	1997-07-24	
2025	MABREY JAMES D & DEBR	1997-07-24	
2026	MABREY JAMES D & DEBRA	1997-07-24	HOUSERS W PT THOMPSONS 10
	416 E OHIO ST	1SD 9-10	
		$55,000	
	KENTON OH 43326		

2027	KNERR CHINA R & AUSTIN	2025-07-02	
	416 E OHIO ST	1SD	
	KENTON OH 43326		

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

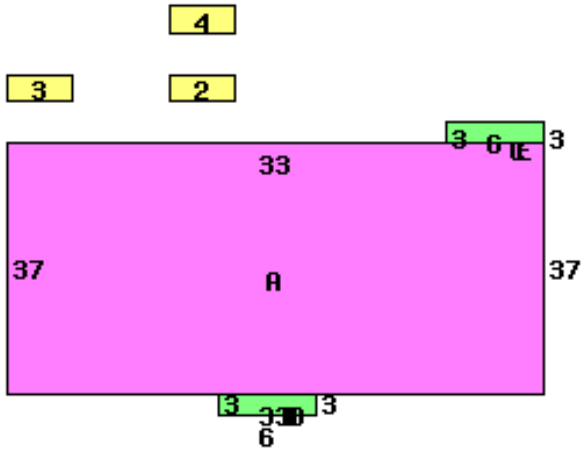
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6600	6600	6600	6600		6600	7600	7590
Bldg100%	59970	59970	59970	59970		59970	83030	83020
Totl100%	66570t	66570t	66570t	66570t		66570t	90630t	90610t
Cauv100%								
Tax Value:								
Land 35%	2310	2310	2310	2310		2310	2660	2660
Bldg 35%	20990	20990	20990	20990		20990	29060	29060
Totl 35%	23300t	23300t	23300t	23300t		23300t	31720t	31710t
Hmstd35%	21650	21650	21650	21650		21650	29420	
Owner Oc	19.16	19.14	19.08	19.08	19.08	hmstd 2310 l	19340 b	
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	569.90	576.76	558.08	558.08	558.08			
Sp-Asmnt	21.31	30.26	30.26	30.26				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1221		a	*MAIN
	STP	P		18	70	b	PORCH
	STP	P		18	70	c	PORCH
	CPY	P		18	140	d	PORCH
	CPY	P		18	140	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
283	1	2025-07-02	KNERR CHINA R & AUSTIN NI	1SD	90000	6600	59970
298	1	2025-07-02	MABREY DEBRA S	1QC *	0	6600	59970
416	1	1997-07-24	MABREY JAMES D & DEBRA S	1SD	55000	5290	28600
415	1	1997-07-24	HENSEL BRUCE	1WD	29000	5290	28600

Year	Land	Bldg	Total	Net Tax
2022	2030	22690	24720	732.06
2021	2030	22690	24720	734.76

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



416 E OHIO ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1221	104540
	Basement		915	17080
	Subtotal			121620
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X			
Unfinished Wall	X				
Floor/Hardwood		X			
Floor/Carpet		X			
Floor/Concrete	X				
Floor/Tile-Lino		X			
Number of Rooms	1	5			
Bedrooms		2			
Central Heat		A			
FORCED AIR					
Central A/C		A			
Plumbing					
Standard	1				

Air Conditioning	2190
Extra Features	420
Total Value	124230
PUB PAVED ST/RD	
Topo: HIGH	
Neighborhood:	
Code:	3620
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	1 B F		1221		D+	1950AV	105600	.55		73660
2	Garage		12X18	216		C	OLD/AV	5180	.65		2810
3	Shed	*PP	8X12	96			OLD/	0			0
4	Garage	F	16X22	352		C	2003AV	8450	.50		6550

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	52.0000	52.00	170	106	138	146	7590	7590

Call Back: Sign: PSN Date: 2015-01-13 Lister:

36-120036.0000-v082020R