

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-120040.0000  
P83

RES  
2025

sale

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

2022 MCCLAREN RICHARD THOM	2007-08-20
2023 MCCLAREN RICHARD THOM	2007-08-20
2024 MCCLAREN RICHARD THOM	2007-08-20
2025 MCCLAREN RICHARD THOMAS	2007-08-20 HOUSERS E PT 13
433 E KING ST	1SW
KENTON OH 43326	\$18,400

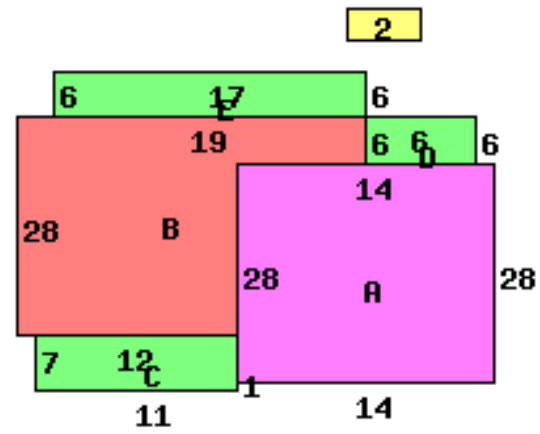
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	2970	3400	3400	3400	3400	3400
Bldg100%	38060	48890	48890	48890	48890	48890
Totl100%	41030t	52290t	52290t	52290t	52290t	52290t
Cauv100%						
Tax Value:						
Land 35%	1040	1190	1190	1190	1190	1190
Bldg 35%	13320	17110	17110	17110	17110	17110
Totl 35%	14360t	18300t	18300t	18300t	18300t	18300t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	670.80	752.44	796.00	790.76	790.76	
Sp-Asmnt	513.17	20.75	28.92	28.92		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		392			
1	F/C	A		378			b ADDN
	OPF	P		77	2310		c PORCH
	CFP	P		36	290		d PORCH
	BFP	P		102	4080		e PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
437	1	2007-08-20	MCCLAREN RICHARD THOMAS	1SW	18400	3290	42600
221	1	2007-05-10	WELLS FARGO BANK NA TRUS	1SH	26667	3290	42600
27	1	2004-01-15	RICE GARY R & LISA M	1WD	59900	2970	36060
102	2	1997-02-28	WEAVER PHILLIP L	2WD	25500	3110	20910
535	2	1996-11-22	BYERS WALTER & ELVA	2CT *	0	3110	20910

Year	Land	Bldg	Total	Net Tax
2021	1040	13320	14360	673.26
2020	1040	13320	14360	584.78

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



433 E KING ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level		
Main	FRAME	770 94090
Full Upper	FRAME	392 35960
Basement		98 2400
Subtotal		132450
Shingle	Roof	GABLE
Plaster/Drywall	X X	Heating -1410
Unfinished Wall	X	Extra Features 6680
Floor/Pine	X X	Total Value 137720
Number of Rooms	1 4 2	
Bedrooms	2	PUB PAVED ST/RD
Plumbing		Topo: HIGH
Standard	1	Neighborhood:
		Code: 3620
		Dwl/Gar/NC% 1.1200

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value	
1 DWELLING	2 B F							48590	
2 Garage	*SV 0	12X24	288	C-	OLD/FR	0		300	
front lot	35.0000	effective frontage	35.00	depth	100	actual rate	81	effective rate	120
		depth	100	factor	81	extended value	3400	true value	3400