PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-120040.0000 RES
P83 2026

sale

2023 MCCLAREN RICHARD THOM	2007-08-20	
2024 MCCLAREN RICHARD THOM	2007-08-20	
2025 MCCLAREN RICHARD THOM	2007-08-20	
2026 MCCLAREN RICHARD THOMAS	2007-08-20	HOUSERS E PT 13
433 E KING ST	1SW	
	$18,400	
KENTON OH 43326		

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

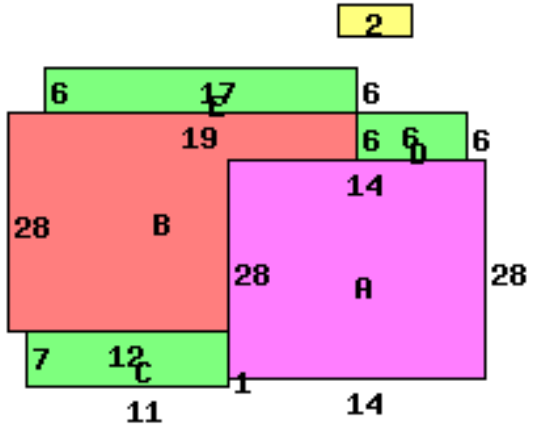
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3400	3400	3400	3400		3400	3910	3920
Bldg100%	48890	48890	48890	48890		48890	67540	67540
Totl100%	52290t	52290t	52290t	52290t		52290t	71460t	71460t
Cauv100%								
Tax Value:								
Land 35%	1190	1190	1190	1190		1190	1370	1370
Bldg 35%	17110	17110	17110	17110		17110	23640	23640
Totl 35%	18300t	18300t	18300t	18300t		18300t	25010t	25010t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	752.44	796.00	790.76	790.76	790.76			
Sp-Asmnt	20.75	28.92	28.92	28.92				

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

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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
2022	1040	13320	14360	670.80
2021	1040	13320	14360	673.26

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

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	770	94090
	Full Upper	FRAME	392	35960
	Basement		98	2400
	Subtotal			132450
Shingle	Roof	GABLE		

B 1 2 U A

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	
		Topo: HIGH	
Plumbing			
Standard	1	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	2 B F		1162		C-	OLD/FR	123950	.65		67240
2	Garage	*SV 0	12X24	288			OLD/FR	0			300

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	35.0000	35.00	100	81	138	112	3920	3920

Call Back: Sign: PSN Date: 2015-01-13 Lister: 36-120040.0000-v082020R