PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-120041.0000 RES
P82 2025

sale

2022	HASTINGS TIM	2020-07-13
2023	HASTINGS TIM	2020-07-13
2024	HASTINGS TIM	2020-07-13
2025	HASTINGS TIM	2020-07-13 HOUSERS E PT 12 W PT 13
	425 KING ST	1SD VAC ALLEY
		$18,000
	KENTON OH 43326	

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

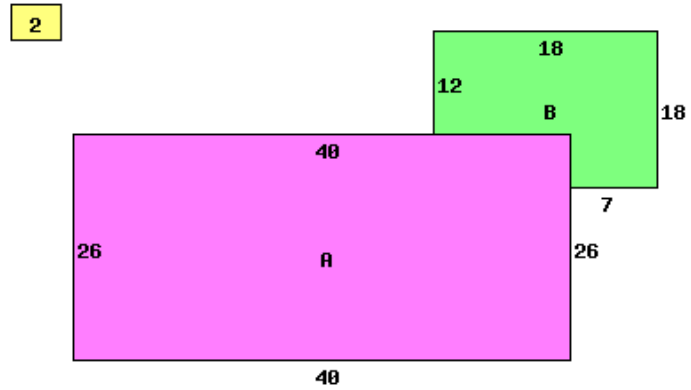
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	560	560	560	560	560
Acres					
Land100%	5710	6510	6510	6510	6500
Bldg100%	42310	73230	73230	73230	73240
Totl100%	48030t	79740t	79740t	79740t	79740t
Cauv100%					
Tax Value:					
Land 35%	2000	2280	2280	2280	2280
Bldg 35%	14810	25630	25630	25630	25630
Totl 35%	16810t	27910t	27910t	27910t	27910t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	785.24	1147.56	1214.00	1206.00	
Sp-Asmnt	20.90	20.90	31.50	31.50	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1040		a	*MAIN
	PAT	P		258	770	b	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
295	1	2020-07-13	HASTINGS TIM	1SD	*	18000	5430	34140
235	1	2020-06-04	HOME SAVINGS & LOAN COMPA	1QC	*	0	5430	34140
156	1	2016-04-11	RISNER JESSE	1QC	*	0	7510	35800
176	1	2011-05-05	RISNER JESSE L	1QC	*	0	6690	58800
136	1	1999-03-23	RISNER JESSE L & DEBRA L	1WD		58000	5970	41060
78	1	1999-02-25	HONSLEY ANITA LYNN	1QC	*	0	5970	41060
408	1	1997-07-21	MOORE MARK A & ANITA LYN	1WD		51700	4770	0
102	2	1997-02-28	WEAVER PHILLIP L	2WD		25500	4770	0
535	2	1996-11-22	BYERS WALTER & ELVA	2CT	*	0	4770	0

Year	Land	Bldg	Total	Net Tax
2021	2000	14810	16810	788.10
2020	2000	14810	16810	668.12

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



425 KING ST 43326

Occupancy 4 M/H on Real Estate

Story Height 1
Floor Level
Metal

Main	FRAME	1040	104680
Subtotal			104680
Roof	GABLE		

*DWELLING COMPUTATIONS

B 1 2 U A

Plaster/Drywall	D
Floor/Carpet	X
Floor/Tile-Lino	L
Number of Rooms	5
Bedrooms	3
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1
Extra 3 Fixture	1

Plumbing	2100
Extra Features	770
Total Value	107550
PUB PAVED ST/RD	
Topo: HIGH	
Neighborhood:	
Code:	3620
Dwl/Gar/NC%	1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MH/REAL	1 F/C	26X40	1040		MHD	1995AV	86040	.24		73240
2	Shed	*NV	8X8	64			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	67.0000	67.00	100	81	120	97	6500	6500

Call Back: Sign: PSN Date: 2015-01-13 Lister: 36-120041.0000-v082020R