PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-120041.0000 RES
P82 2026

sale

2023 HASTINGS TIM	2020-07-13	
2024 HASTINGS TIM	2020-07-13	
2025 HASTINGS TIM	2020-07-13	
2026 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:- 44.66 — 47.03 — 46.74 — 46.74 — a/r

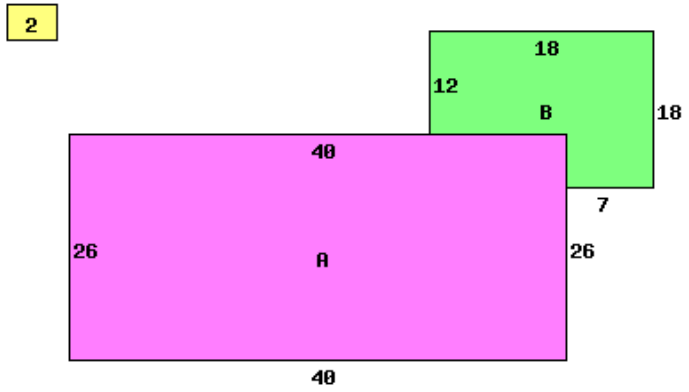
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	560	560	560	560	0	560	560	560
Acres								
Land100%	6510	6510	6510	6510		6510	7510	7500
Bldg100%	73230	73230	73230	73230		73230	101370	101360
Totl100%	79740t	79740t	79740t	79740t		79740t	108890t	108860t
Cauv100%								
Tax Value:								
Land 35%	2280	2280	2280	2280		2280	2630	2630
Bldg 35%	25630	25630	25630	25630		25630	35480	35480
Totl 35%	27910t	27910t	27910t	27910t		27910t	38110t	38100t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1147.56	1214.00	1206.00	1206.00	1206.00			
Sp-Asmnt	20.90	31.50	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
2022	2000	14810	16810	785.24
2021	2000	14810	16810	788.10

project			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

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1040	104680
	Subtotal			104680
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Plumbing	2100
Floor/Carpet	X	Extra Features	770
Floor/Tile-Lino	L	Total Value	107550
Number of Rooms	5		
Bedrooms	3	PUB PAVED ST/RD	
		Topo: HIGH	
Central Heat	A		
FORCED AIR		Neighborhood:	
Plumbing		Code:	3620
Standard	1	Dwl/Gar/NC%	1.5500
Extra 3 Fixture	1		

	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		101360
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	138	112	7500	7500

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