PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-120042.0000 RES
P81 2026

## sale

| | | |
|---|---|---|
| 2023 HENDERSON HOWARD L | | 2018-08-22 |
| 2024 HENDERSON HOWARD L | | 2023-01-17 |
| 2025 HENDERSON HOWARD L | | 2023-01-17 |
| 2026 HENDERSON HOWARD L | | 2023-01-17 HOUSERS SUB 12 |
| 423 E KING ST | | 1CO |
| | | $0 |
| KENTON OH 43326 | | |

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

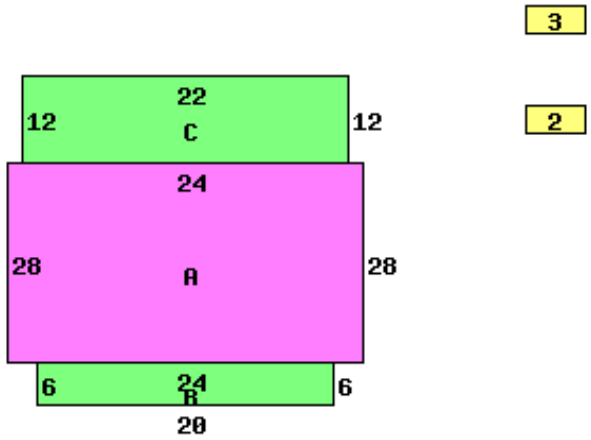
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 4460 | 4460 | 4460 | 4460 | | 4460 | 5140 | 5150 |
| Bldg100% | 59570 | 59570 | 59570 | 59570 | | 59570 | 82460 | 82450 |
| Totl100% | 64030t | 64030t | 64030t | 64030t | | 64030t | 87600t | 87600t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 1560 | 1560 | 1560 | 1560 | | 1560 | 1800 | 1800 |
| Bldg 35% | 20850 | 20850 | 20850 | 20850 | | 20850 | 28860 | 28860 |
| Totl 35% | 22410t | 22410t | 22410t | 22410t | | 22410t | 30660t | 30660t |
| Hmstd35% | | | | | | | | |
| Owner Oc | 19.84 | 19.82 | 19.76 | 19.76 | 19.76 | | | |
| Hmstd RB | 368.96 | 417.58 | 429.66 | 429.66 | 429.66 | | | |
| Net Tax | 532.64 | 537.38 | 518.94 | 518.94 | 518.94 | | | |
| Sp-Asmnt | 20.95 | 30.02 | 30.02 | 30.02 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1H | F/C | M | | 672 | | a | *MAIN |
| | OFP | P | | 120 | 3600 | b | PORCH |
| | CVP | P | | 264 | 6070 | c | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 16 | 1 | 2023-01-17 | HENDERSON HOWARD L | 1CO * | 0 | 3910 | 48200 |
| 335 | 1 | 2018-08-22 | HENDERSON HOWARD L | 1AF * | 0 | 3740 | 38000 |
| 499 | 1 | 2001-09-24 | HENDERSON HOWARD L & VIR | 1WD | 30000 | 3890 | 23260 |
| 71 | 1 | 2001-02-13 | DYER WAYNE L | 1QC * | 0 | 3890 | 23260 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 1370 | 16870 | 18240 | 434.14 |
| 2021 | 1370 | 16870 | 18240 | 435.76 |

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




423 E KING ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1H | | | | |
| Floor Level | Main | FRAME | 672 | 86930 |
| | Part Upper | FRAME | 672 | 32160 |
| | Subtotal | | | 119090 |
| Metal | Roof | GABLE | | |

B 1 2 U A

| | | | | |
|---|---|---|---|---|
| Plaster/Drywall | X | X | Air Conditioning | 2580 |
| Panelled Wall | X | | Extra Features | 9670 |
| Floor/Pine | X | X | Total Value | 131340 |
| Floor/Carpet | X | | | |
| Number of Rooms | 3 | 2 | PUB PAVED ST/RD | |
| Bedrooms | | 2 | Topo: HIGH | |
| Central Heat | A | | Neighborhood: | |
| FORCED AIR | | | Code: | 3620 |
| Central A/C | A | | Dwl/Gar/NC% | 1.5500 |
| Plumbing | | | | |
| Standard | 1 | | | |

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | 1H F/C | | 1344 | | C- | OLD/AV | 118210 | .55 | | 82450 |
| 2 | Shed | *PP 0 | 6X10 | 60 | | | OLD/AV | 0 | | | 0 |
| 3 | Shed | *PP | 6X10 | 60 | | | OLD/AV | 0 | | | 0 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 46.0000 | 46.00 | 100 | 81 | 138 | 112 | 5150 | 5150 |

Call Back: Sign: PSN Date: 2015-01-13 Lister: 36-120042.0000-v082020R