

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-190003.0000
D16

RES
2025

sale

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

2022 WALLACE CHAD E	2014-06-13
2023 C&M HOMES ON FURNEY L	2022-12-15
2024 C&M HOMES ON FURNEY L	2022-12-15
2025 C&M HOMES ON FURNEY LLC	2022-12-15 EWINGS 3
6 FURNEY ST	1WD
KENTON OH 43326	\$75,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3940	5660	5660	5660	5650
Bldg100%	33570	58800	58800	58800	58790
Totl100%	37510t	64460t	64460t	64460t	64440t
Cauv100%					
Tax Value:					
Land 35%	1380	1980	1980	1980	1980
Bldg 35%	11750	20580	20580	20580	20580
Totl 35%	13130t	22560t	22560t	22560t	22550t
Hmstd35%					
Owner Oc	12.74				
Hmstd RB					
Net Tax	600.60	927.58	981.30	974.82	
Sp-Asmnt	20.76	20.76	30.55	291.89	

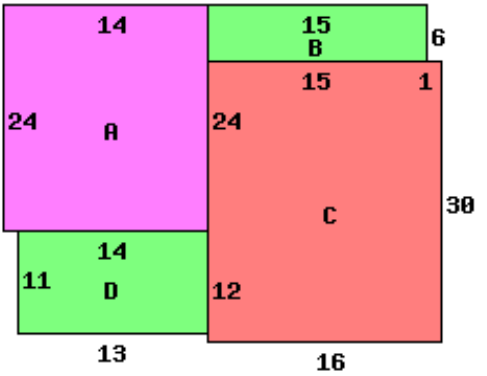
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		336			
1HB	EFP	P		90	3600	b	PORCH
	F	A		480		c	ADDIN
	DK	P		143	2150	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
651	1	2022-12-15	C&M HOMES ON FURNEY LLC	1WD	75000	3940	33570
249	1	2014-06-13	WALLACE CHAD E	1WD *	10000	4510	33510
509	7	1996-11-13	PORTER JOHN E JR	7CT *	0	3740	24800

Year	Land	Bldg	Total	Net Tax
2021	1380	11750	13130	602.84
2020	1380	11750	13130	521.86

project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
642 TRASH-KENTON CITY			XA/2025
539 DELQ WATER - KENTON CORP			XA/2025
540 DELQ SEWER - KENTON CORP			XA/2025

2



6 FURNEY AVE 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1H	Sq-Ft	Value
Floor Level		
Main	FRAME	816 96680
Part Upper	FRAME	480 25700
Basement		120 2650
Subtotal		125030
Metal Roof	GABLE	
Plaster/Drywall	X X	Air Conditioning 2390
Unfinished Wall	X	Extra Features 5750
Floor/Pine	X X	Total Value 133170
Floor/Carpet	X	
Number of Rooms	4 2	
Bedrooms	1 2	Neighborhood:
Central Heat	A	Code: 3670
Central A/C	A	Dwl/Gar/NC% 1.0900
Plumbing Standard	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1HB F/C		1296		C-	OLD/AV	119850	.55		58790
2 Shed	*PP	8X10	80			OLD/AV	0			0
front lot	acres/ frontage	effective frontage	depth	actual factor	depth	actual rate	effective rate	extended value	true value	
	50.0000	50.00	132	94	120	113	5650	5650		