PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-190003.0000 RES
D16 2026

sale

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 L	2022-12-15	
2026 C&M HOMES ON FURNEY LLC	2022-12-15	EWINGS 3
6 FURNEY ST	1WD	
	$75,000	
KENTON OH 43326		

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

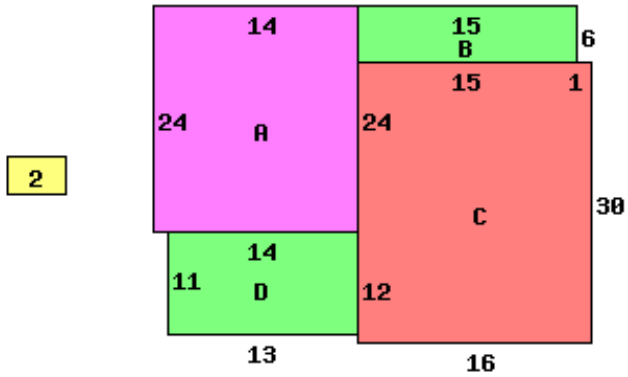
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5660	5660	5660	5660		5660	6510	6500
Bldg100%	58800	58800	58800	58800		58800	80910	80900
Totl100%	64460t	64460t	64460t	64460t		64460t	87430t	87400t
Cauv100%								
Tax Value:								
Land 35%	1980	1980	1980	1980		1980	2280	2280
Bldg 35%	20580	20580	20580	20580		20580	28320	28320
Totl 35%	22560t	22560t	22560t	22560t		22560t	30600t	30590t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	927.58	981.30	974.82	974.82	974.82			
Sp-Asmnt	20.76	30.55	291.89	291.89				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		336		a	*MAIN
	EFP	P		90	3600	b	PORCH
1HB	F	A		480		c	ADDTN
	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
2022	1380	11750	13130	600.60
2021	1380	11750	13130	602.84

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			



6 FURNEY AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	816	96680
	Part Upper	FRAME	480	25700
	Basement		120	2650
	Subtotal			125030
Metal	Roof	GABLE		

B 1 2 U A

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:	
			Code:	3670
Central Heat		A	Dwl/Gar/NC%	1.5000
Central A/C		A		
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	1HB F/C		1296		C-	OLD/AV	119850	.55		80900
2	Shed	*PP	8X10	80			OLD/AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	50.0000	50.00	132	94	138	130	6500	6500

Call Back: Sign: PSN Date: 2017-05-22 Lister:

36-190003.0000-v082020R