PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-210038.0000 RES
H82 2026

sale

2023 TOTTEN MACKENZIE L	2020-08-17	
2024 TOTTEN MACKENZIE L	2020-08-17	
2025 CLINE TIMOTHY	2024-12-04	
2026 CLINE TIMOTHY	2024-12-04	BRUNSONS E PT 18
413 W NORTH ST	1WD	
	$115,000	
KENTON OH 43326		

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

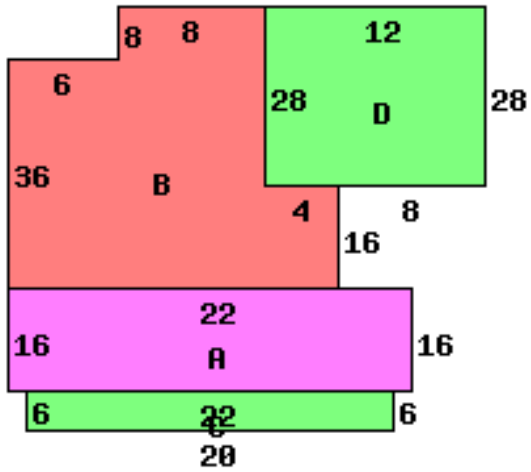
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3510	3510	3510	3510		3510	4030	4020
Bldg100%	62710	62710	62710	62710		62710	86290	86290
Totl100%	66230t	66230t	66230t	66230t		66230t	90310t	90310t
Cauv100%								
Tax Value:								
Land 35%	1230	1230	1230	1230		1230	1410	1410
Bldg 35%	21950	21950	21950	21950		21950	30200	30200
Totl 35%	23180t	23180t	23180t	23180t		23180t	31610t	31610t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	953.08	1008.28	1001.62	1001.62	1001.62			
Sp-Asmnt	20.95	30.01	30.01	30.01				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		352		a	*MAIN
1	F/C	A		632		b	ADDTN
	OFP	P		120	3600	c	PORCH
	PAT	P		336	1010	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
545	1	2024-12-04	CLINE TIMOTHY	1WD		115000	3510	62710
357	1	2020-08-17	TOTTEN MACKENZIE L	1WD		72500	2310	41200
101	1	2020-03-13	DOUGLAS JENNA M	1WD		33000	2310	41200
19	6	2016-01-15	BROOKS RENTALS LLC	6QC	*	0	2800	30910
466	1	2011-10-24	CWB RENTAL PROPERTIES LLC	1WD	*	14000	2600	45230
161	1	2011-05-02	HOME SAVINGS & LOAN CO OF	1SH	*	24000	2600	45230
115	1	1997-04-04	EPLING BYRON	1QC	*	0	2310	20830

Year	Land	Bldg	Total	Net Tax
2022	850	17770	18620	869.80
2021	850	17770	18620	872.96

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



413 W NORTH ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	984	103300
	Part Upper	FRAME	352	19920
	Subtotal			123220
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	
Floor/Pine	X	X	
Number of Rooms	5	2	
Bedrooms		2	
Central Heat	A		
FORCED AIR			
Plumbing			
Standard	1		

Extra Features	4610
Total Value	127830
PUB SIDEWALK	
Neighborhood:	
Code:	3670
Dwl/Gar/NC%	1.5000

	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		1336		C	1898AV	127830	.55		86290

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	27.0000	27.00	175	108	138	149	4020	4020

Call Back: Sign: PSN Date: 2015-02-04 Lister: