PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-210044.0000 RES
H119 2026

sale

2023 ROSEBROOK JAMES E & R	2008-05-27	
2024 ROSEBROOK JAMES E & R	2008-05-27	
2025 ROSEBROOK JAMES E & R	2008-05-27	
2026 ROSEBROOK JAMES E & ROB	2008-05-27	BRUNSONS 13
346 W CARROL ST	1SD	
	$0	
KENTON OH 43326		

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

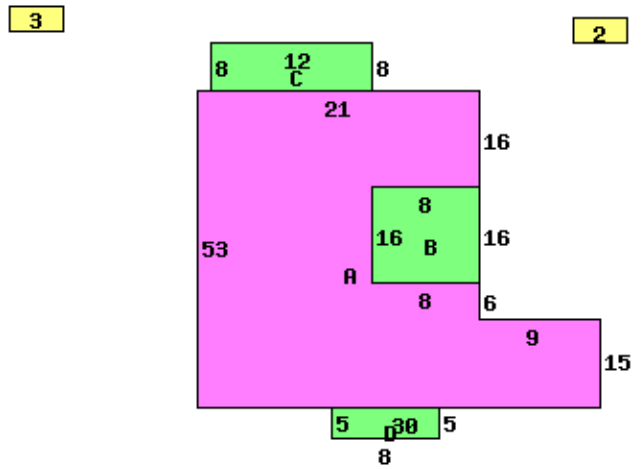
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6910	6910	6910	6910		6910	8000	7990
Bldg100%	56630	56630	56630	56630		56630	77940	77950
Totl100%	63540t	63540t	63540t	63540t		63540t	85940t	85940t
Cauv100%								
Tax Value:								
Land 35%	2420	2420	2420	2420		2420	2800	2800
Bldg 35%	19820	19820	19820	19820		19820	27280	27280
Totl 35%	22240t	22240t	22240t	22240t		22240t	30080t	30080t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	914.44	967.38	961.00	961.00	961.00			
Sp-Asmnt	20.98	30.27	30.27	30.27				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1120		a	*MAIN
	EFP	P		128	5120	b	PORCH
	EFP	P		96	3840	c	PORCH
	OFP	P		40	1200	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
197	1	2008-05-27	ROSEBROOK JAMES E & ROBI	1SD *	0	4290	43000
218	1	2006-05-17	ROSEBROOK JAMES E	1QC *	0	4290	43000
460	1	2001-09-06	ROSEBROOK JAMES E & HEID	1SD	50000	3860	32110

Year	Land	Bldg	Total	Net Tax
2022	1700	15380	17080	797.86
2021	1700	15380	17080	800.78

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



346 W CARROL ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1120	103370
	Basement		280	5500
	Subtotal			108870
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	Air Conditioning	1980
Panelled Wall	X	Extra Features	10160
Unfinished Wall	X	Total Value	121010
Floor/Carpet	X		
Floor/Tile-Lino	T	PUB SIDEWALK	
Number of Rooms	1 6		
Bedrooms	3	Neighborhood:	
		Code:	3670
Central Heat	A	Dwl/Gar/NC%	1.5000
FORCED AIR			
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	1 B F		1120		C-	OLD/AV	108910	.55		73510
2	Garage		16X22	352		C	1962AV	8450	.65		4440
3	Shed	*NV MT	8X10	80			OLD/F	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	54.0000	54.00	173	107	138	148	7990	7990

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

36-210044.0000-v082020R