PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-230063.0000 RES
A108 2026

sale

2023 MUSSELMAN JASON M & L	2013-06-14	
2024 MUSSELMAN JASON M & L	2013-06-14	
2025 MUSSELMAN JASON M & L	2013-06-14	
2026 MUSSELMAN JASON M & LUR	2013-06-14	SHANAFELTS 2ND 13
843 W NORTH ST	1SD	
	$55,000	
KENTON OH 43326		

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

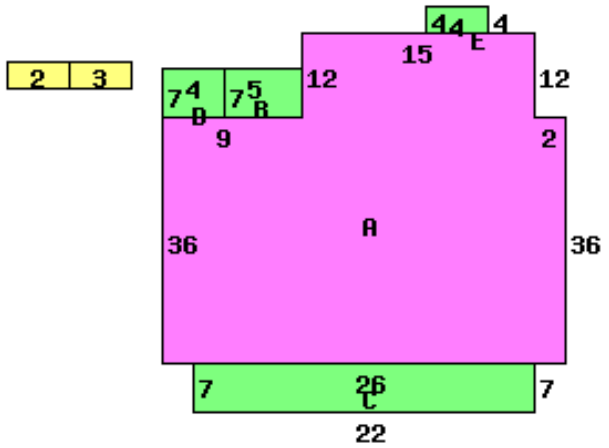
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5460	5460	5460	5460		5460	6310	6300
Bldg100%	76710	76710	76710	76710		76710	105000	105000
Totl100%	82170t	82170t	82170t	82170t		82170t	111310t	111300t
Cauv100%								
Tax Value:								
Land 35%	1910	1910	1910	1910		1910	2210	2210
Bldg 35%	26850	26850	26850	26850		26850	36750	36750
Totl 35%	28760t	28760t	28760t	28760t		28760t	38960t	38960t
Hmstd35%			28230	28230		28230	38430	
Owner Oc	25.46	25.42	24.88	24.88	24.88	hmstd 1910 l	26320 b	
Hmstd RB								
Net Tax	1157.06	1225.56	1217.86	1217.86	1217.86			
Sp-Asmnt	21.32	32.03	32.03	32.03				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1116		a	*MAIN
	EFP	P		35	1400	b	PORCH
	OFP	P		154	4620	c	PORCH
	CAN	P		28	220	d	PORCH
	EFP	P		16	640	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
299	1	2013-06-14	MUSSELMAN JASON M & LURA	1SD	55000	4340	49890
436	1	2009-10-06	CLARK JORDAN R	1WD	60000	4030	45000
351	1	1997-06-23	CLARK LURA DARLENE & JAS	1WD	46000	3660	23060
120	2	1997-04-09	LEOFFERT CHARLES W	2CT *	0	3660	23060

Year	Land	Bldg	Total	Net Tax
2022	1340	22200	23540	1076.80
2021	1340	22200	23540	1080.82

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



843 W NORTH ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1116	103000
	Basement		558	10620
	Subtotal			113620
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	P	Air Conditioning	1980
Unfinished Wall	X	Extra Features	6880
Floor/Pine	X	Total Value	122480
Floor/Carpet	X		
Floor/Tile-Lino	L	PUB SIDEWALK	
Number of Rooms	1 5		
Bedrooms	2	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		1116		C-	OLD/GD	110230	.40		99210
2	Garage		12X22	264		C	1997AV	6340	.55		4280
3	P	DK	14X16	224		C	2000AV	3360	.55		1510

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	50.0000	50.00	125	91	138	126	6300	6300

Call Back: Sign: PSN Date: 2015-01-27 Lister:

36-230063.0000-v082020R