PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-250042.0000 RES
H10 2026

sale

2023 CLEMENT BEVERLY	2020-06-02	
2024 CLEMENT BEVERLY	2020-06-02	
2025 CLEMENT BEVERLY	2020-06-02	
2026 CLEMENT BEVERLY	2020-06-02 I G WMS PT 35	
320 N GLENDALE ST	1CT	
	$0	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

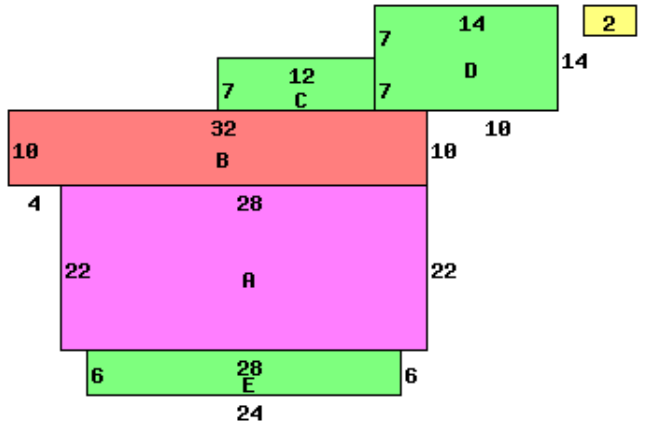
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6370	6370	6370	6370		6370	7310	7320
Bldg100%	84570	84570	84570	84570		84570	116370	116370
Totl100%	90940t	90940t	90940t	90940t		90940t	123690t	123690t
Cauv100%								
Tax Value:								
Land 35%	2230	2230	2230	2230		2230	2560	2560
Bldg 35%	29600	29600	29600	29600		29600	40730	40730
Totl 35%	31830t	31830t	31830t	31830t		31830t	43290t	43290t
Hmstd35%								
Owner Oc	28.16	28.14	28.06	28.06	28.06			
Hmstd RB								
Net Tax	1280.58	1356.38	1347.34	1347.34	1347.34			
Sp-Asmnt	21.15	32.22	32.22	32.22				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		616		a	*MAIN
1	F/C	A		320		b	ADDTN
	EFP	P		84	3360	c	PORCH
	DK	P		196	2940	d	PORCH
	OFP	P		144	4320	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
231	1	2020-06-02	CLEMENT BEVERLY	1CT *	0	4230	48400
401	0	1988-06-02		*	27000	0	20710

Year	Land	Bldg	Total	Net Tax
2022	1550	20730	22280	1019.14
2021	1550	20730	22280	1044.56

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



320 N GLENDALE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	936	102510
	Part Upper	FRAME	616	30540
	Subtotal			133050
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	Extra Features	10620
Panelled Wall	X	Total Value	143670
Floor/Carpet	X X		
Floor/Tile-Lino	L	PUB SIDEWALK	
Number of Rooms	5 4		
Bedrooms	1 1	Neighborhood:	
		Code:	3670
Central Heat	A	Dwl/Gar/NC%	1.5000
FORCED AIR			
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	1H F/C		1552		C-	OLD/GD	129300	.40		116370
2	Shed	*PP	10X12	120			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	50.0000	50.00	120	89	138	123	6150	6150
front lot	10.0000	10.00	110	85	138	117	1170	1170

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

36-250042.0000-v082020R