

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-250048.0000  
H11.01

COM  
2025

sale

Eff Rate:- 57.45 — 53.98 — 56.47 — 56.17 — a/r

2022 BOUCHER DAVID R JR &	2006-06-29
2023 BOUCHER DAVID R JR &	2006-06-29
2024 BOUCHER DAVID R JR &	2006-06-29
2025 BOUCHER DAVID R JR & FR	2006-06-29 I G WMS 34
624 & 626 W NORTH ST	LWD
KENTON OH 43326	\$36,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	401	401	401	401	401
Acres					
Land100%	9770	7460	7460	7460	7460
Bldg100%	27340	25430	25430	25430	25420
Totl100%	37110t	32890t	32890t	32890t	32880t
Cauvl00%					
Tax Value:					
Land 35%	3420	2610	2610	2610	2610
Bldg 35%	9570	8900	8900	8900	8900
Totl 35%	12990t	11510t	11510t	11510t	11510t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	746.28	621.28	649.94	646.54	
Sp-Asmnt	74.79	74.79	80.97	80.97	

2026 LRA PROPERTY MANAGMNT	2025-06-09
624 & 626 W NORTH ST	LWD
KENTON OH 43326	

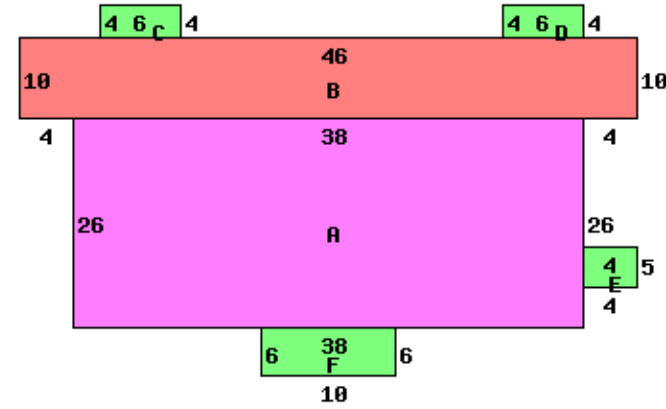
2027 ATCHLEY RYAN	2026-01-21
SHB+CONS	LWD
2 A 624 & 626 W NORTH ST	988
F/C	a *MAIN
1 KENTON OH 43326	460
F/C	b ADDTN
STP	c PORCH
STP	d PORCH
STP	e PORCH
STP	f PORCH

4-6 FAMILY  
L/C LRA PROPERTY MANAGEMENT LLC 12-16-24 \$12,000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
43	1	2026-01-21	ATCHLEY RYAN	LWD *	0	7460	25430
241	1	2025-06-09	LRA PROPERTY MANAGMNT LL	LWD	12000	7460	25430
409	1	2006-06-29	BOUCHER DAVID R JR & FRA	LWD	36000	4940	28830
533	1	1997-09-08	BOUCHER DAVID R JR & JULIE	LWD	28000	5000	20200
532	1	1997-09-08	PARKER TOM W JR & JULIE	LWD	29000	5000	20200
207	0	1986-04-01	TAYLOR CARLA J	LWD *	24600	0	38600

Year	Land	Bldg	Total	Net Tax
2021	3420	9570	12990	751.56
2020	3420	9570	12990	671.86

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



624 & 626 W NORTH 43326

Occupancy 6 Apartment		*DWELLING COMPUTATIONS	
Story Height	Floor Level	Sq-Ft	Value
2	Main	1448	114480
	Full Upper	988	62290
	Qtr Story	988	3940
	Subtotal		180710
Shingle	Roof		
	B 1 2 U A		
Plaster/Drywall	X X		Plumbing 10500
Panelled Wall	X X		Extra Features 520
Unfinished Wall	X		Total Value 191730
Floor/Hardwood	X X		
Floor/Carpet	X X		PUB SIDEWALK
Number of Rooms	5 4 1		
Bedrooms	4		Neighborhood:
			Code: 3670
Central Heat	A		Dwl/Gar/NC% 1.0900
GRAV AIR			
Plumbing			
Standard	4		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 AF/C			1900VP	195560	.80	.35	25420
front lot		effective frontage	depth	actual depth	effective rate	extended value	true value	
		66.00	132	94	120	113	7460	7460

Call Back:

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

36-250048.0000-v082020R