PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-250048.0000 COM
H11.01 2026

sale

2023	BOUCHER DAVID R JR &	2006-06-29
2024	BOUCHER DAVID R JR &	2006-06-29
2025	BOUCHER DAVID R JR &	2006-06-29
2026	BOUCHER DAVID R JR & FR	2006-06-29 I G WMS 34
	624 & 626 W NORTH ST	1WD
		$36,000
	KENTON OH 43326	

2027	LRA PROPERTY MANAGMENT	2025-06-09
	624 & 626 W NORTH ST	1WD
	KENTON OH 43326	

2028	ATCHLEY RYAN	2026-01-21
	624 & 626 W NORTH ST	1WD
	KENTON OH 43326	

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

	2023	2024	2025	2026	2026	2027	CAMA
Tax Year							
Prop Cls	401	401	401	401	401	401	401
Acres							
Land100%	7460	7460	7460	7460	7460	8940	8950
Bldg100%	25430	25430	25430	25430	25430	30400	30410
Totl100%	32890t	32890t	32890t	32890t	32890t	39340t	39360t
Cauv100%							
Tax Value:							
Land 35%	2610	2610	2610	2610	2610	3130	3130
Bldg 35%	8900	8900	8900	8900	8900	10640	10640
Totl 35%	11510t	11510t	11510t	11510t	11510t	13770t	13780t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	621.28	649.94	646.54	646.54			
Sp-Asmnt	74.79	80.97	80.97	80.97			

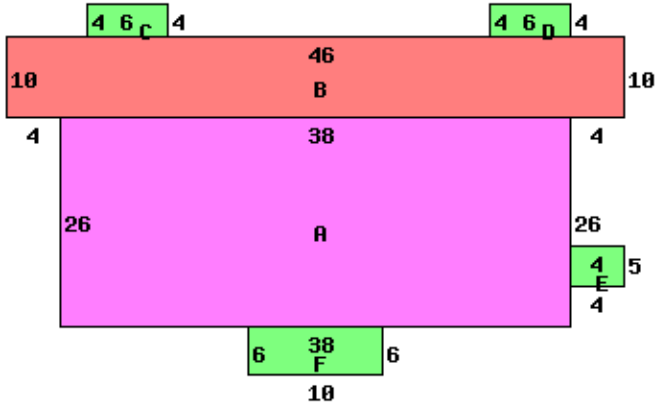
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	A	F/C	M	988		a	*MAIN
1		F/C	A	460		b	ADDTN
		STP	P	24	100	c	PORCH
		STP	P	24	100	d	PORCH
		STP	P	20	80	e	PORCH
		STP	P	60	240	f	PORCH

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	1WD *	0	7460	25430
241	1	2025-06-09	LRA PROPERTY MANAGMENT LL	1WD	12000	7460	25430
409	1	2006-06-29	BOUCHER DAVID R JR & FRA	1WD	36000	4940	28830
533	1	1997-09-08	PARKER TOM W JR & JULIE	1WD	28000	5000	20200
532	1	1997-09-08	TAYLOR CARLA J	1WD	29000	5000	20200
207	0	1986-04-01		*	24600	0	38600

Year	Land	Bldg	Total	Net Tax
2022	3420	9570	12990	746.28
2021	3420	9570	12990	751.56

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



624 & 626 W NORTH 43326

Occupancy 6 Apartment

Story Height 2

Floor Level			Sq-Ft	Value
	Main	FRAME	1448	114480
	Full Upper	FRAME	988	62290
	Qtr Story	FRAME	988	3940
	Subtotal			180710

Shingle — Roof GABLE

*DWELLING COMPUTATIONS

	B	1	2	U	A
Plaster/Drywall			X	X	
Panelled Wall			X	X	
Unfinished Wall					X
Floor/Hardwood			X	X	
Floor/Carpet			X	X	
Number of Rooms		5	4	1	
Bedrooms			4		
Central Heat	A				
GRAV AIR					
Plumbing					
Standard	4				

Plumbing	10500
Extra Features	520
Total Value	191730
PUB SIDEWALK	
Neighborhood:	
Code:	4444
Dwl/Gar/NC%	1.2000
lot/hmsite%	1.2000
res-ag:lnd%	1.2000
ag-t:c/p/w%	1.2000
ag-t:other%	1.2000
ag:outbldg%	1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 AF/C		2436		C	1900VP	233910	.80	.35	30410

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		66.00	132	94	120	113	7460	8950

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

36-250048.0000-v082020R