PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-250051.0000 RES
H11.04 2026

sale

2023 CWB RENTAL PROPERTIES	2006-08-15	
2024 CWB RENTAL PROPERTIES	2006-08-15	
2025 CWB RENTAL PROPERTIES	2006-08-15	
2026 CWB RENTAL PROPERTIES L	2006-08-15 I G WMS MID PT 31-32	
313 CENTER ST	11	
	$0	
KENTON OH 43326		

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

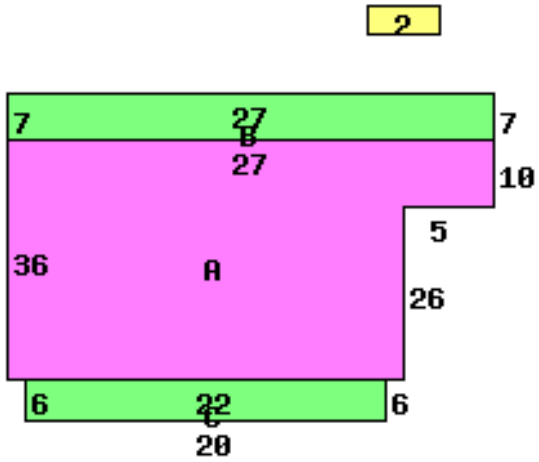
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3890	3890	3890	3890		3890	4460	4450
Bldg100%	65340	65340	65340	65340		65340	89800	89810
Totl100%	69230t	69230t	69230t	69230t		69230t	94260t	94260t
Cauv100%								
Tax Value:								
Land 35%	1360	1360	1360	1360		1360	1560	1560
Bldg 35%	22870	22870	22870	22870		22870	31430	31430
Totl 35%	24230t	24230t	24230t	24230t		24230t	32990t	32990t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	996.24	1053.94	1047.00	1047.00	1047.00			
Sp-Asmnt	20.83	30.26	30.26	30.26				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		842		a	*MAIN
	DK	P		189	2840	b	PORCH
	OFP	P		120	3600	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
340	11	2006-08-15	CWB RENTAL PROPERTIES LL	11	*	0	2400	45510
307	1	2005-08-19	BROOKS WESLEY & CHRISTIN	1SD	*	0	2170	39710
175	1	2005-05-13	SECRETARY HOUSING & URBA	1SH	*	0	2170	39710
52	1	2001-01-29	HOGUE RANDALL D & PAULA	1SD		52500	2170	17830
268	1	1992-03-27		1WD		13000	0	14110
1047	1	1991-12-16		1UN	*	0	0	14110

Year	Land	Bldg	Total	Net Tax
2022	950	15350	16300	761.42
2021	950	15350	16300	764.20

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



313 CENTER ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	842	99760
	Basement		210	4300
	Subtotal			104060
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall			X		
Unfinished Wall	X				
Floor/Pine			X		
Floor/Carpet			X		
Number of Rooms			6		
Bedrooms			2		
Central Heat					A
FORCED AIR					
Plumbing					
Standard					1

Extra Features	6440
Total Value	110500
PUB SIDEWALK	
Neighborhood:	
Code:	3670
Dwl/Gar/NC%	1.5000

	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		842		C-	OLD/GD	99450	.40		89510
2	Shed	*SV 0	8X12	96			OLD/AV	300			300

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	33.5000	34.00	136	95	138	131	4450	4450

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