

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-250051.0000
H11.04

RES
2025

sale

Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

2022 CWB RENTAL PROPERTIES	2006-08-15
2023 CWB RENTAL PROPERTIES	2006-08-15
2024 CWB RENTAL PROPERTIES	2006-08-15
2025 CWB RENTAL PROPERTIES L	2006-08-15 I G WMS MID PT 31-32
313 CENTER ST	11
KENTON OH 43326	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2710	3890	3890	3890	3880
Bldg100%	43860	65340	65340	65340	65340
Totl100%	46570t	69230t	69230t	69230t	69220t
Cauv100%					
Tax Value:					
Land 35%	950	1360	1360	1360	1360
Bldg 35%	15350	22870	22870	22870	22870
Totl 35%	16300t	24230t	24230t	24230t	24230t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	761.42	996.24	1053.94	1047.00	
Sp-Asmnt	20.83	20.83	30.26	30.26	

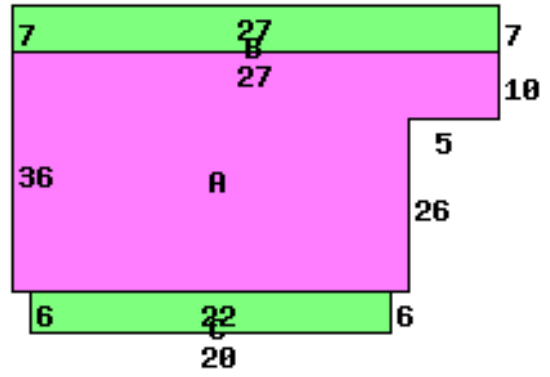
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		842		a	*MAIN
	DK	P		189	2840	b	PORCH
	OFF	P		120	3600	c	PORCH

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
2021	950	15350	16300	764.20
2020	950	15350	16300	663.78

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

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313 CENTER ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level		
Main	842	99760
Basement	210	4300
Subtotal		104060
Shingle		
Roof		
B 1 2 U A		
Plaster/Drywall	X	Extra Features 6440
Unfinished Wall	X	Total Value 110500
Floor/Pine	X	
Floor/Carpet	X	PUB SIDEWALK
Number of Rooms	6	
Bedrooms	2	Neighborhood:
Central Heat	A	Code: 3670
FORCED AIR		Dwl/Gar/NC% 1.0900
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F			Cond	Value	Dpr	Dpr	Value
2 Shed	*SV 0	8X12	96	OLD/GD	99450	.40		65040
				OLD/AV	300			300
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
	33.5000	34.00	136	95	120	3880	3880	