PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-250052.0000 RES
H11.03 2025

sale

2022	RATLIFF GENE & BERNIE	2013-10-25
2023	RATLIFF GENE & BERNIE	2013-10-25
2024	RATLIFF GENE ETAL	2023-11-13
2025	RATLIFF GENE ETAL	2023-11-13 I G WMS S PT 31-32
	604 W NORTH ST	3CT
		$0
	KENTON OH 43326	

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

	2022	2023	2024	2025	2025	CAMA
Tax Year						
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	5200	7400	7400	7400	7400	7410
Bldg100%	69490	99490	99490	99490	99490	99480
Totl100%	74690t	106890t	106890t	106890t	106890t	106890t
Cauv100%						
Tax Value:						
Land 35%	1820	2590	2590	2590	2590	2590
Bldg 35%	24320	34820	34820	34820	34820	34820
Totl 35%	26140t	37410t	37410t	37410t	37410t	37410t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	1221.08	1538.18	1627.24	1616.50	1616.50	
Sp-Asmnt	22.68	22.68	33.66	33.66		

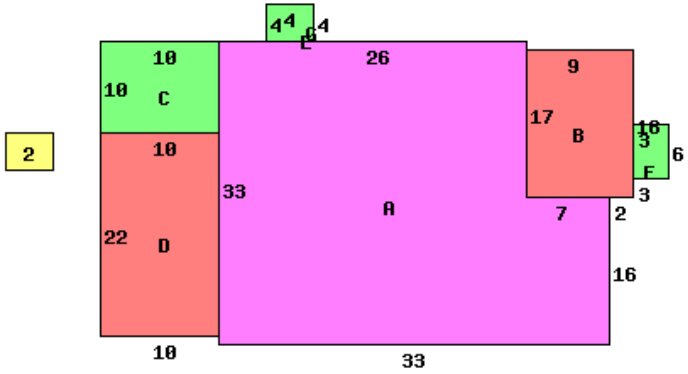
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BA	F	M		970		a	*MAIN
1	F/C	A		144		b	ADDTN
	EFP	P		100	4000	c	PORCH
1	F/C	A		220		d	ADDTN
	CAN	P		16	130	e	PORCH
	STP	P		18	70	f	PORCH
	STP	P		16	60	g	PORCH

#: 53, L/W
L/C CHAD R VANHOORHIS 10-6-2023 $122,000
362500530000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
493	3	2023-11-13	RATLIFF GENE ETAL	3CT	*	0	7400	99490
510	1	2013-10-25	RATLIFF GENE & BERNIECE	1SD		22000	5910	53800
167	1	2013-04-11	FANCHER TERRY L &	1QC	*	0	5910	53800
924	1	1990-11-14		1UN	*	0	0	35230

Year	Land	Bldg	Total	Net Tax
2021	1820	24320	26140	1225.54
2020	1820	24320	26140	1064.48

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



604 W NORTH ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height	1			
Floor Level	Main	FRAME	1334	106920
	Qtr Story	FRAME	970	3870
	Basement		242	4960
	Subtotal			115750
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		D 970 sq ft	Attic Finish	15310
Panelled Wall	X		Air Conditioning	4000
Unfinished Wall	X		Plumbing	700
Floor/Carpet	X		Extra Features	4260
Number of Rooms	1 6	2	Total Value	140020
Bedrooms	2			
			PUB SIDEWALK	
Central Heat	A			
FORCED AIR			Neighborhood:	
Central A/C	A		Code:	3670
Plumbing			Dwl/Gar/NC%	1.0900
Standard	1			
Extra Fixture	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 BAF		2304		C	1900GD	140020	.40		91570
2	Garage		24X36	864		C	1970AV	20740	.65		7910

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		65.00	136	95	120	114	7410	7410

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

36-250052.0000-v082020R