

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-250076.0000
H101

RES
2025

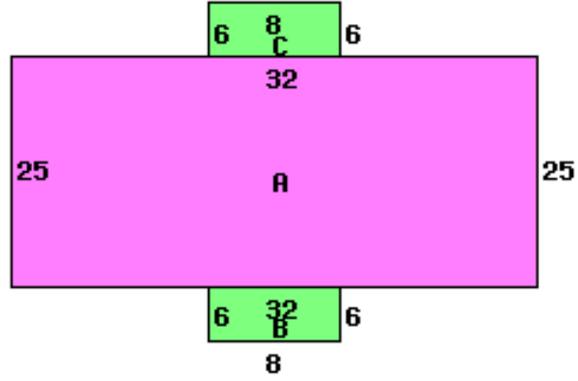
sale

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

2022 COULSON MICHAEL E	2013-04-25
2023 COULSON MICHAEL E	2013-04-25
2024 COULSON MICHAEL E	2013-04-25
2025 COULSON MICHAEL E	2013-04-25 I G WMS 18
440 W CARROL ST	2WD
KENTON OH 43326	\$30,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5290	7570	7570	7570	7560
Bldg100%	58800	66690	66690	66690	66690
Totl100%	64090t	74260t	74260t	74260t	74250t
Cauv100%					
Tax Value:					
Land 35%	1850	2650	2650	2650	2650
Bldg 35%	20580	23340	23340	23340	23340
Totl 35%	22430t	25990t	25990t	25990t	25990t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1047.78	1068.62	1130.50	1123.04	
Sp-Asmnt	21.28	21.28	31.55	31.55	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE			
1	F/C	M		800		a	*MAIN	
	DK	P		48	720	b	PORCH	
	DK	P		48	720	c	PORCH	
Sale#	#p	sale date	To	COULSON MICHAEL E	Type/Invalid?	Sale\$	co:land	co:bldg
191	2	2013-04-25			2WD	30000	6060	59030
Year	Land	Bldg	Total	Net Tax				
2021	1850	20580	22430	1051.60				
2020	1850	20580	22430	913.40				
p r o j e c t				ben acres	/ %	factor		
902	MAIN DISTRICT	CONSERVANCY	XA/2025					
500	HARDIN COUNTY	LANDFILL	XA/2025					



Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	800	97750
Shingle	Main Subtotal	97750
	Roof	
Plaster/Drywall	D	Air Conditioning 1440
Floor/Carpet	X	Extra Features 1440
Floor/Concrete	L	Total Value 100630
Number of Rooms	2	
Bedrooms	1	PUB SIDEWALK
Central Heat	A	Neighborhood:
FORCED AIR		Code: 3670
Central A/C	A	Dwl/Gar/NC% 1.0900
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 F/C	FtxFt	Area	Grade	Value	Dpr Dpr	Value
		800		D	1994AV	80500	66690
front lot	acres/	effective	depth	depth	actual	effective	extended
	frontage	frontage	depth	factor	rate	rate	value
	60.0000	60.00	165	105	120	126	7560
							7560