PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-250078.0000 RES
H103 2026

sale

2023	WOLFORD RON & CINDY J	2002-08-13
2024	WOLFORD RON & CINDY J	2002-08-13
2025	WOLFORD RON & CINDY J	2002-08-13
2026	WOLFORD RON & CINDY JO	2002-08-13 I G WMS 16
	432 W CARROL ST	1WD
		$52,800
	KENTON OH 43326	

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

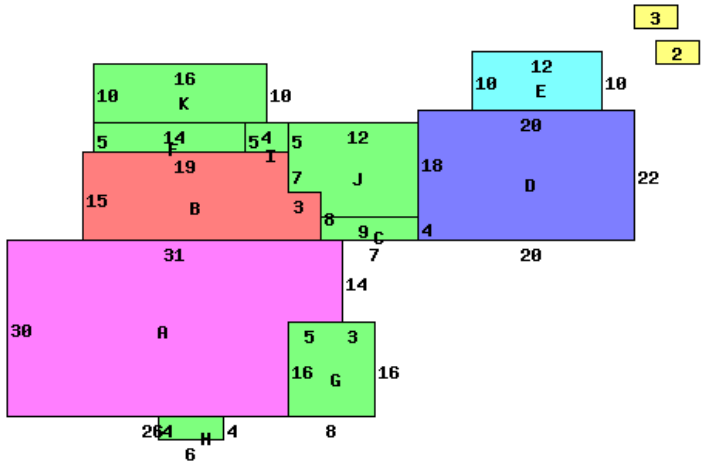
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	8310	8310	8310	8310		8310	9570	9570
Bldg100%	68830	68830	68830	68830		68830	94710	94720
Totl100%	77140t	77140t	77140t	77140t		77140t	104290t	104290t
Cauv100%								
Tax Value:								
Land 35%	2910	2910	2910	2910		2910	3350	3350
Bldg 35%	24090	24090	24090	24090		24090	33150	33150
Totl 35%	27000t	27000t	27000t	27000t		27000t	36500t	36500t
Hmstd35%								
Owner Oc	23.90	23.86	23.80	23.80	23.80			
Hmstd RB								
Net Tax	1086.24	1150.56	1142.90	1142.90	1142.90			
Sp-Asmnt	21.58	31.84	31.84	31.84				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BA	F	M		850		a	*MAIN
1H	F/C	A		309		b	ADDTN
	EFP	P		36	1440	c	PORCH
	F2	G		440	10560	d	GRAGE
04	F	O		120	1440	e	OTHER
	EFP	P		70	2800	f	PORCH
	OFP	P		128	3840	g	PORCH
	OFP	P		24	720	h	PORCH
	STP	P		20	80	i	PORCH
	OFP	P		180	5400	j	PORCH
	DK	P		160	2400	k	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
422	1	2002-08-13	WOLFORD RON & CINDY JO	1WD	52800	4630	43660
426	1	1996-09-18	HITES ESTELLA C	1AF *	0	4910	33400

Year	Land	Bldg	Total	Net Tax
2022	2040	25150	27190	1243.76
2021	2040	25150	27190	1248.40

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



432 W CARROL ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1159	102680
	Full Upper	FRAME	850	60330
	Part Upper	FRAME	309	18040
	Qtr Story	FRAME	850	3390
	Basement		850	15900
	Subtotal			200340
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	P	P	Heating	-1500
Panelled Wall	X		Plumbing	2100
Unfinished Wall	X	X X	Garages and Carports	10560
Floor/Hardwood	X		Extra Features	18120
Floor/Carpet		X	Total Value	229620
Number of Rooms	1	5 3		
Bedrooms		2	PUB SIDEWALK	
Central Heat	X		Neighborhood:	
FORCED AIR			Code:	3670
Plumbing			Dwl/Gar/NC%	1.5000
Standard	1			
Extra 3 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	2 BAF		2318		C+	OLD/PR	252580	.75		94720
2	Shed	*PP	8X12	96			OLD/	0			0
3	Pool	*PP		0			2019AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	66.0000	66.00	165	105	138	145	9570	9570

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

36-250078.0000-v082020R