PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-250087.0000 RES
E53 2026

sale

2023 SHELDON TARA		2020-10-05
2024 SHELDON TARA		2020-10-05
2025 SHELDON TARA		2020-10-05
2026 SHELDON TARA		2020-10-05 I G WMS 7
464 W COLUMBUS ST		1WD
		$63,000
KENTON OH 43326		

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

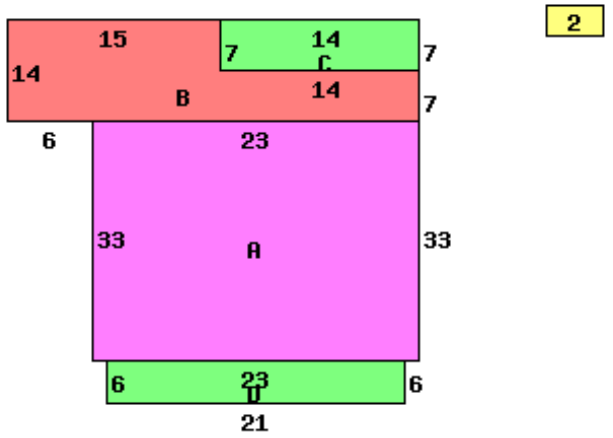
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7570	7570	7570	7570		7570	8710	8700
Bldg100%	61510	61510	61510	61510		61510	84660	84660
Totl100%	69090t	69090t	69090t	69090t		69090t	93370t	93360t
Cauv100%								
Tax Value:								
Land 35%	2650	2650	2650	2650		2650	3050	3050
Bldg 35%	21530	21530	21530	21530		21530	29630	29630
Totl 35%	24180t	24180t	24180t	24180t		24180t	32680t	32680t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	994.20	1051.76	1044.84	1044.84	1044.84			
Sp-Asmnt	21.15	31.02	31.02	31.02				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 Q	B	M		759		a	*MAIN
1	F/C	A		308		b	ADDTN
	EFP	P		98	3920	c	PORCH
	OFP	P		126	3780	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
459	1	2020-10-05	SHELDON TARA	1WD		63000	5030	41770
398	1	2020-10-05	FOX JEREMY L	1QC	*	0	5030	41770
83	1	2014-03-18	FOX JEREMY L	1WD	*	25000	6060	43830
574	1	2011-12-22	TROYER MARCUS & LEAH	1WD	*	19000	6060	43830
423	1	2011-09-28	CLEARVUE OPPORTUNITY IX L	1SH	*	18000	7000	56170
606	1	2004-09-21	HOENSHEL CHRIS & NEDRA	1WD		56000	6000	50970
322	1	2003-07-10	WEAVER PHILLIP L & DEBOR	1QC	*	0	6000	50970
283	1	2001-06-18	WELLS JAMES R	1WD		59900	6000	42140
233	1	2000-06-06	WEAVER PHILLIP L	1WD	*	0	6000	42140
524	1	1999-09-07	SECRETARY OF HUD	1DD		36000	6310	29890
262	1	1997-05-13	DYE LARRY S & AMY	1WD		48500	6310	29890
922	1	1990-11-14		1UN	*	36000	0	25630

Year	Land	Bldg	Total	Net Tax
2022	1850	17600	19450	908.56
2021	1850	17600	19450	911.88

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



464 W COLUMBUS ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	BRICK	1067	113000
	Qtr Story	BRICK	759	3270
	Subtotal			116270
Shingle	Roof	GABLE		

	B	1	2	U	A		
Plaster/Drywall				X	759 sq ft	Attic Finish	12040
Panelled Wall		X				Air Conditioning	3340
Floor/Pine		X		X		Extra Features	7700
Floor/Carpet		X		X		Total Value	139350
Number of Rooms		7		2			
Bedrooms		2		2		PUB SIDEWALK	
Central Heat		A				Neighborhood:	
FORCED AIR						Code:	3670
Central A/C		A				Dwl/Gar/NC%	1.5000
Plumbing							
Standard		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 QB		1826		C-	OLD/AV	125420	.55		84660
2	Shed	*NV	10X10	100			OLD/FR	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	60.00	165	105	138	145	8700	8700

Call Back: Sign: PSN Date: 2015-04-09 Lister: