PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-260032.0000 RES
A70 2026

sale

2023 PARR ALLEN	2006-11-14	
2024 PARR ALLEN	2006-11-14	
2025 BLAIR PAUL W JR	2024-10-10	
2026 BLAIR PAUL W JR	2024-10-10 G S WMS 32	
349 N OAK ST	2WD	
	$76,250	
KENTON OH 43326		

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

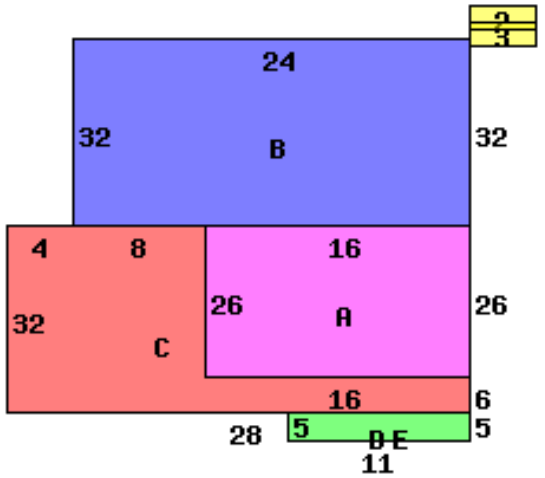
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5660	5660	5660	5660		5660	6510	6500
Bldg100%	66600	66600	66600	66600		66600	91510	91520
Totl100%	72260t	72260t	72260t	72260t		72260t	98030t	98020t
Cauv100%								
Tax Value:								
Land 35%	1980	1980	1980	1980		1980	2280	2280
Bldg 35%	23310	23310	23310	23310		23310	32030	32030
Totl 35%	25290t	25290t	25290t	25290t		25290t	34310t	34310t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1039.84	1100.04	1092.80	1092.80	1092.80			
Sp-Asmnt	20.87	30.53	30.53	30.53				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		416		a	*MAIN
	F2	G		768	18430	b	GRAGE
1	F/C	A		480		c	ADDTN
	STP	P		55	220	d	PORCH
	CAN	P		55	440	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
445	2	2024-10-10	BLAIR PAUL W JR	2WD		76250	5660	66600
464	12	2006-11-14	PARR ALLEN	12	*	0	3200	29860
273	2	1994-04-12	PARR ALLEN E & BEVERLEE	2FD		17500	0	27630
96	1	1990-02-05		1UN	*	0	0	24310

Year	Land	Bldg	Total	Net Tax
2022	1380	15890	17270	806.74
2021	1380	15890	17270	809.68

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



349 N OAK ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	896	102130
	Part Upper	FRAME	416	22960
	Subtotal			125090
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall		X			
Floor/Hardwood		X	X		
Number of Rooms		4	2		
Bedrooms		1	2		
Central Heat		A			
GRAV AIR					
Plumbing					
Standard	1				

Garages and Carports	18430
Extra Features	660
Total Value	144180
PUB SIDEWALK	
PUB ALLEY	
Neighborhood:	
Code:	3670
Dwl/Gar/NC%	1.5000

	Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		1312		C-	OLD/AV	129760	.55		87590
2	Garage		12X24	288		C	OLD/AV	6910	.65		3630
3	Shed	*SV 0	13X7	91			OLD/AV	300			300

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	50.0000	50.00	132	94	138	130	6500	6500

Call Back: Sign: PSN Date: 2015-01-27 Lister: 36-260032.0000-v082020R