

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-260032.0000
A70

RES
2025

sale

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

2022	PARR ALLEN	2006-11-14
2023	PARR ALLEN	2006-11-14
2024	PARR ALLEN	2006-11-14
2025	BLAIR PAUL W JR	2024-10-10 G S WMS 32
	349 N OAK ST	2WD
	KENTON OH 43326	\$76,250

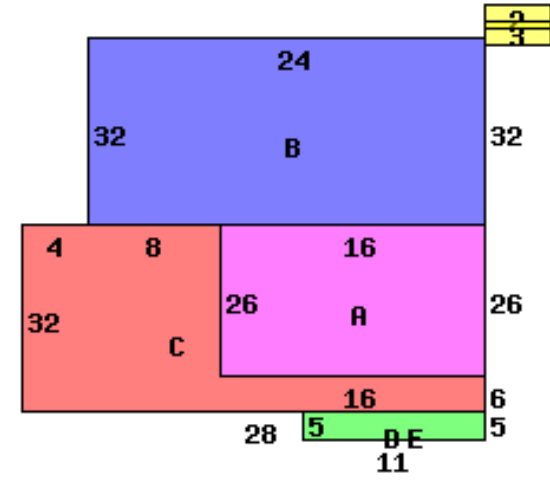
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3940	5660	5660	5660	5650
Bldg100%	45400	66600	66600	66600	66590
Totl100%	49340t	72260t	72260t	72260t	72240t
Cauv100%					
Tax Value:					
Land 35%	1380	1980	1980	1980	1980
Bldg 35%	15890	23310	23310	23310	23310
Totl 35%	17270t	25290t	25290t	25290t	25280t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	806.74	1039.84	1100.04	1092.80	
Sp-Asmnt	20.87	20.87	30.53	30.53	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		416			
	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
2021	1380	15890	17270	809.68
2020	1380	15890	17270	703.26

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			
500 HARDIN COUNTY LANDFILL			



349 N OAK ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	896 102130
	Part Upper	FRAME	416 22960
	Roof	GABLE	Subtotal 125090
Shingle	B 1 2 U A		
Plaster/Drywall	X X	Garages and Carports	18430
Panelled Wall	X	Extra Features	660
Floor/Hardwood	X X	Total Value	144180
Number of Rooms	4 2		
Bedrooms	1 2	PUB SIDEWALK	
		PUB ALLEY	
Central Heat	A	Neighborhood:	
GRAV AIR		Code:	3670
Plumbing		Dwl/Gar/NC%	1.0900
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C	1312	Rate	C-	OLD/AV	129760	.55	Dpr	63650
2 Garage		12X24	288	C	OLD/AV	6910	.65	Dpr	2640
3 Shed	*SV 0	13X7	91		OLD/AV	300			300
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
	50.0000	50.00	132	94	120	113	5650	5650	