

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

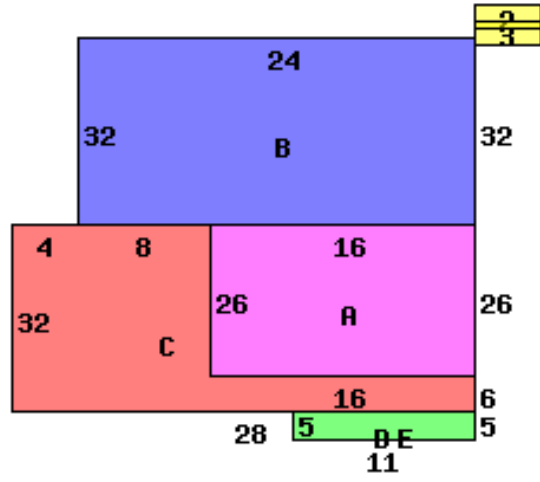
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3940	5660	5660	5660	5650
Bldg100%	45400	66600	66600	66600	66590
Totl100%	49340t	72260t	72260t	72260t	72240t
Cauvl00%					
Tax Value:					
Land 35%	1380	1980	1980	1980	1980
Bldg 35%	15890	23310	23310	23310	23310
Totl 35%	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+ 1H	CONS F/C	TYPE M	FACT G	SQ-FT 416	VALUE 18430	a *MAIN
1	F/C	G	A	768	18430	b GRAGE
	STP	P	P	480		c ADDTN
	CAN	P	P	55	220	d PORCH
				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
Subtotal		125090
Shingle	Roof	GABLE
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%	1.0900

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C	1312		C-	OLD/AV	129760	.55		63650
2 Garage		12X24	288	C	OLD/AV	6910	.65		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	