PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-270016.0000 RES
X54 2025

sale

2022	BARNES DAVID JAMES &	2007-08-03
2023	BARNES DAVID JAMES &	2007-08-03
2024	NICHOLS BRIAN E & MAR	2023-11-22
2025	NICHOLS BRIAN E & MARIA	2023-11-22 HOLMES 1
	339 & 339 1/2 N MAIN ST	1SD
		$136,000
	KENTON OH 43326	

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

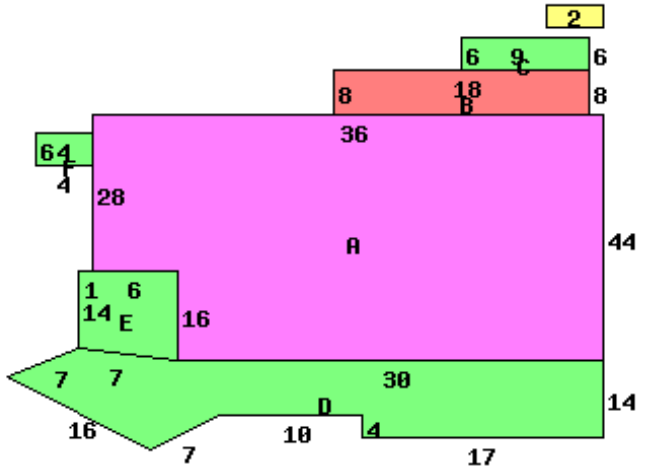
	2022	2023	2024	2025	CAMA
Tax Year					
Prop Cls	520	520	520	520	520
Acres					
Land100%	8600	9800	9800	9800	9800
Bldg100%	94860	108460	108460	108460	108460
Totl100%	103460t	118260t	118260t	118260t	118260t
Cauv100%					
Tax Value:					
Land 35%	3010	3430	3430	3430	3430
Bldg 35%	33200	37960	37960	37960	37960
Totl 35%	36210t	41390t	41390t	41390t	41390t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1691.48	1701.80	1800.36	1788.50	
Sp-Asmnt	57.59	57.59	70.29	70.29	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1488		a	*MAIN
2 B	F	A		144		b	ADDTN
	WDD	P		54	810	c	PORCH
	OFP	P		503	15090	d	PORCH
	EFP	P		105	4200	e	PORCH
	OFP	P		24	720	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
511	1	2023-11-22	NICHOLS BRIAN E & MARIA L	1SD	136000	9800	108460
401	1	2007-08-03	BARNES DAVID JAMES & SHA	1WD	128000	7970	99570
717	1	2003-12-05	WINGFIELD BRADLEY R	1WD	93000	7260	83660
642	1	2001-12-04	BOWMAN MATTHEW S	1WD	98000	7290	69110
1077	1	1993-11-01	GOECKE PHILLIP V	1WD	70500	0	51000
1090	1	1991-12-31		1WD	48000	0	44110

Year	Land	Bldg	Total	Net Tax
2021	3010	33200	36210	1697.64
2020	3010	33200	36210	1474.56

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



339 & 339 1/2 N MAIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1632	125210
	Full Upper	FRAME	1632	75120
	Basement		336	6530
	Subtotal			206860
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	X	1 /	Extra Living Units 3500
Panelled Wall		X		Plumbing 3500
Unfinished Wall	X			Extra Features 20820
Floor/Hardwood		X	X	Total Value 234680
Number of Rooms	1	5	5	
Bedrooms		2	4	PUB SIDEWALK
Central Heat	A			Neighborhood:
HOT WATER				Code: 3720
Plumbing				Dwl/Gar/NC% .9600
Standard	2			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		3264		B-	OLD/FR	281620	.65	.10	85160
2	P	PAT	14X24	336		D+	2002AV	860	.55		390

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	57.9100	58.00	132	94	180	169	9800	9800

Call Back: Sign: PSN Date: 2014-11-19 Lister:
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36-270016.0000-v082020R

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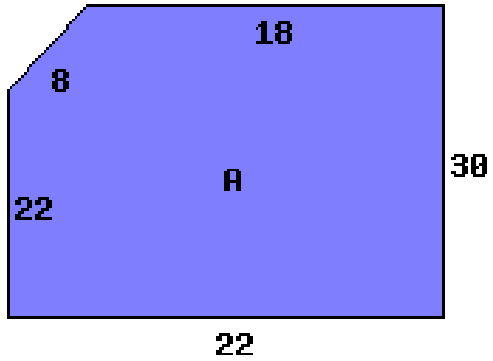
CAMA / Cont: 1

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
F	F	G		644	15460	a	GRAGE



339 & 339 1/2 N MAIN ST

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

		Sq-Ft	Value
Story Height 1			
Floor Level	Full Upper FRAME	644	51640
	Subtotal		51640
Shingle	Roof GABLE		
	B 1 2 U A		
Plaster/Drywall	X	Heating	-820
Panelled Wall	X	Garages and Carports	15460
Unfinished Wall	X	Total Value	66280
Floor/Hardwood	X		
Floor/Pine	X		
Number of Rooms	3		
Bedrooms	1		
Plumbing			
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
3	DWELLING			644		D	OLD/AV	53020	.55		22910

Call Back: - - - - Sign: Date: Lister: 36-270016.0000-v082020R