PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-270022.0000 RES
Y52 2025

sale

2022	CANNODE GEORGE & STEP	2014-07-18
2023	CANNODE GEORGE & STEP	2014-07-18
2024	CANNODE GEORGE & STEP	2014-07-18
2025	CANNODE GEORGE & STEPHA	2014-07-18 S JENNINGS 16
	431 N MAIN ST	1SD
		$20,000
	KENTON OH 43326	

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

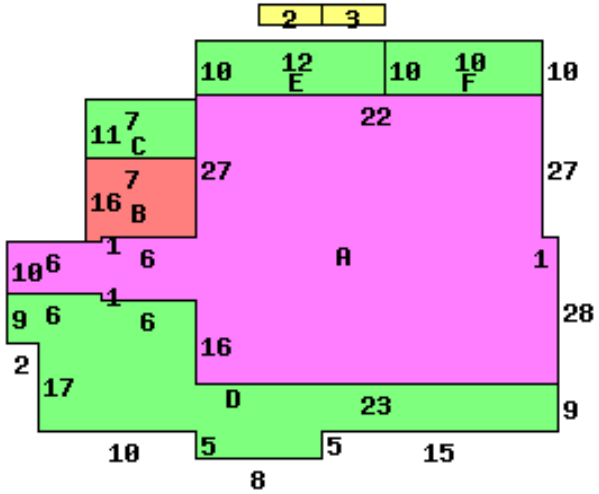
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	7400	8460	8460	8460	8450
Bldg100%	101000	140800	140800	140800	140790
Totl100%	108400t	149260t	149260t	149260t	149240t
Cauv100%					
Tax Value:					
Land 35%	2590	2960	2960	2960	2960
Bldg 35%	35350	49280	49280	49280	49280
Totl 35%	37940t	52240t	52240t	52240t	52230t
Hmstd35%					
Owner Oc	36.80	46.24	46.18	46.06	
Hmstd RB					
Net Tax	1735.50	2101.70	2226.12	2211.26	
Sp-Asmnt	21.00	25.00	21.00	24.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1370		a	*MAIN
1	F/C	A		106		b	ADDTN
	OFP	P		77	2310	c	PORCH
	OFP	P		519	15570	d	PORCH
	OFP	P		120	3600	e	PORCH
	DK	P		100	1500	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
307	1	2014-07-18	CANNODE GEORGE & STEPHANI	1SD	*	20000	8800	63860
434	1	2006-10-20	WOOD MELISSA	1QC	*	0	6890	73600
26	1	2003-01-17	MCKEE MELISSA	1WD		68000	6260	64660
279	0	1988-04-20			*	35000	0	40910

Year	Land	Bldg	Total	Net Tax
2021	2590	21100	23690	1087.70
2020	2590	21100	23690	941.56

p r o j e c t		ben acres	/ %	factor
921 BLANCHARD RIVER MAINT	XA/2023			
500 HARDIN COUNTY LANDFILL	XA/2025			
131 BLANCHARD RIVER MAINT	XA/2025			
235 KELLOGG #983 - BLANCHARD	XA/2025			



431 N MAIN ST 43326

Occupancy 1 Single Family

Story Height 2

Floor Level

			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1476	116180
	Full Upper	FRAME	1370	65460
	Basement		1002	18680
	Subtotal			200320
Metal	Roof	HIP		

	B	1	2	U	A
Plaster/Drywall		P	P		
Unfinished Wall	X				
Floor/Carpet		X	X		
Floor/Tile-Lino		T	T		
Number of Rooms	1	4	5		
Bedrooms			5		

Heating	-3290	PUB SIDEWALK	
Plumbing	1400		
Extra Features	22980	Neighborhood:	
Total Value	221410	Code:	3720
		Dwl/Gar/NC%	.9600

Plumbing
Standard 1
Extra 2 Fixture 1

	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		2846		C+	1875GD	243550	.40		140290
2	Garage	*SV 0	20X38	760			OLD/PR	500			500
3	P	*PP WDD	8X10	0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	50.0000	50.00	132	94	180	169	8450	8450

Call Back: Sign: PSN Date: 2015-04-23 Lister: 36-270022.0000-v082020R