

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-270022.0000  
Y52

RES  
2025

sale

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

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
KENTON OH 43326	\$20,000

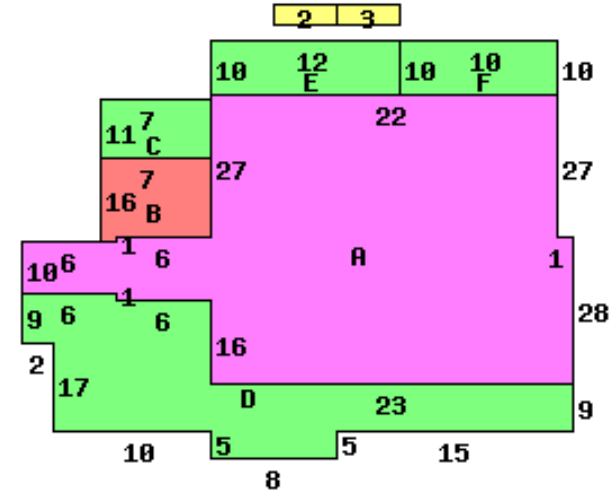
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	7400	8460	8460	8460	8450
Land100%	101000	140800	140800	140800	140790
Bldg100%	108400t	149260t	149260t	149260t	149240t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	2590	2960	2960	2960	2960
Bldg 35%	35350	49280	49280	49280	49280
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	a	*MAIN
2 B	F	M		1370		b	ADDTN
1	F/C	A		106		c	PORCH
	OFF	P		77	2310	d	PORCH
	OFF	P		519	15570	e	PORCH
	OFF	P		120	3600	f	PORCH
	DK	P		100	1500		

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 *		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

project	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	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	
Main	FRAME 1476 116180
Full Upper	FRAME 1370 65460
Basement	1002 18680
Subtotal	200320
Metal	Roof HIP
Plaster/Drywall	P P Heating -3290
Unfinished Wall	X Plumbing 1400
Floor/Carpet	X X Extra Features 22980
Floor/Tile-Lino	T T Total Value 221410
Number of Rooms	1 4 5
Bedrooms	5 PUB SIDEWALK
Plumbing	Neighborhood:
Standard	Code: 3720
Extra 2 Fixture	1 Dwl/Gar/NC% .9600

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	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
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value		
	50.0000	50.00	132	94	180	169	8450	8450		