PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-270022.0000 RES
Y52 2026

sale

2023	CANNODE GEORGE & STEP	2014-07-18
2024	CANNODE GEORGE & STEP	2014-07-18
2025	CANNODE GEORGE & STEP	2014-07-18
2026	CANNODE GEORGE & STEPHA	2014-07-18 S JENNINGS 16
	431 N MAIN ST	1SD
		$20,000
	KENTON OH 43326	

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

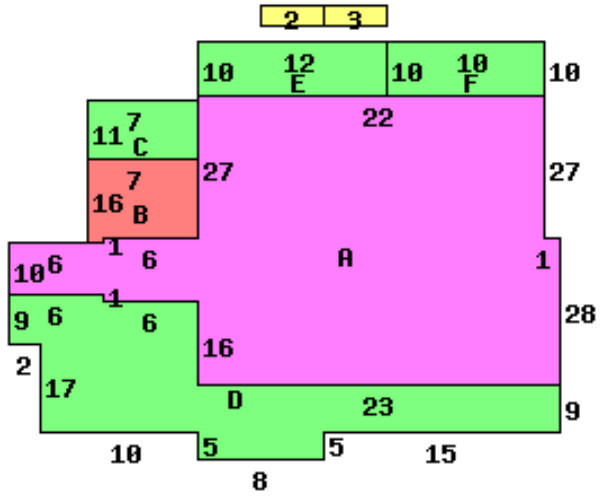
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	8460	8460	8460	8460		8460	8460	8450
Bldg100%	140800	140800	140800	140800		140800	190460	190470
Totl100%	149260t	149260t	149260t	149260t		149260t	198910t	198920t
Cauv100%								
Tax Value:								
Land 35%	2960	2960	2960	2960		2960	2960	2960
Bldg 35%	49280	49280	49280	49280		49280	66660	66660
Totl 35%	52240t	52240t	52240t	52240t		52240t	69620t	69620t
Hmstd35%								
Owner Oc	46.24	46.18	46.06	46.06	46.06			
Hmstd RB								
Net Tax	2101.70	2226.12	2211.26	2211.26	2211.26			
Sp-Asmnt	25.00	21.00	24.00	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
2022	2590	35350	37940	1735.50
2021	2590	21100	23690	1087.70

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

			Sq-Ft	Value
Story Height 2				
Floor Level	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	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	
		Neighborhood:	
Plumbing		Code:	3720
Standard	1	Dwl/Gar/NC%	1.3000
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		189970
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