PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-270033.0000 RES
Z03 2026

sale

2023 AULT LINDSAY	2013-10-31	
2024 AULT LINDSAY	2013-10-31	
2025 AULT LINDSAY	2013-10-31	
2026 AULT LINDSAY	2013-10-31	ROSS PT VAC ALLEY 4
354 N MAIN ST	1WD	
	$57,000	
KENTON OH 43326		

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

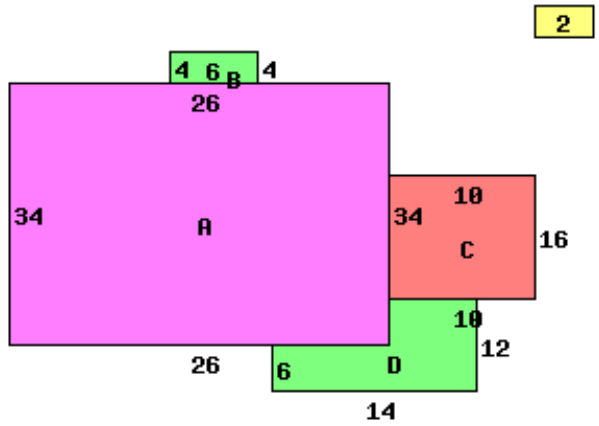
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	10200	10200	10200	10200		10200	11740	11740
Bldg100%	53340	53340	53340	53340		53340	74090	74080
Totl100%	63540t	63540t	63540t	63540t		63540t	85830t	85820t
Cauv100%								
Tax Value:								
Land 35%	3570	3570	3570	3570		3570	4110	4110
Bldg 35%	18670	18670	18670	18670		18670	25930	25930
Totl 35%	22240t	22240t	22240t	22240t		22240t	30040t	30040t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	914.44	967.38	961.00	961.00	961.00			
Sp-Asmnt	21.33	29.53	29.53	29.53				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BQ	F	M		884		a	*MAIN
	STP	P		24	100	b	PORCH
1	F/C	A		160		c	ADDTN
	STP	P		120	480	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
527	1	2013-10-31	AULT LINDSAY	1WD		57000	10630	47510
211	1	2013-05-03	OSBORN LARRY & JUDY	1WD	*	0	10630	47510
176	1	1995-03-10	WILLEKE ALICE MARIE REVO	1WD	*	0	0	36710

Year	Land	Bldg	Total	Net Tax
2022	3130	22950	26080	1218.28
2021	3130	22950	26080	1222.72

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



354 N MAIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	1044	105080
	Qtr Story	FRAME	884	14140
	Basement		884	16510
	Subtotal			135730
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		P P	Extra Features	1480
Unfinished Wall	X		Total Value	137210
Floor/Pine		X		
Floor/Carpet		X	PUB SIDEWALK	
Number of Rooms	1	5 2		
Bedrooms		1 2	Neighborhood:	
			Code:	3610
Central Heat		A	Dwl/Gar/NC%	1.2500
HOT WATER				
Plumbing				
Standard	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 BQF		1044		C-	OLD/AV	123490	.55		69460
2	Garage		20X22	440		C	OLD/AV	10560	.65		4620

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	59.3400	59.00	140	96	207	199	11740	11740

Call Back: Sign: PSN Date: 2015-04-29 Lister:

36-270033.0000-v082020R