PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-280001.0000 COM
YY73 2026

sale

2023	NICHOLS JESSICA	2020-03-30	
2024	NICHOLS JESSICA	2020-03-30	
2025	NICHOLS JESSICA	2020-03-30	
2026	NICHOLS JESSICA	2020-03-30	KENTON COURT 1-4
	935 N DETROIT ST	1QC	
		$0	
	KENTON OH 43326		

2028	NICHOLS ADAM L	2026-03-03	
	935 N DETROIT ST	1QC	
	KENTON OH 43326		

Eff Rate: – 53.98 — 56.47 — 56.17 — 56.17 — a/r

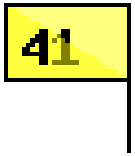
Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	455	455	455	455	455	455	455
Acres							
Land100%	34860	34860	34860	34860	34860	41830	41820
Bldg100%	22200	22200	22200	22200	22200	24310	24320
Totl100%	57060t	57060t	57060t	57060t	57060t	66140t	66140t
Cauv100%							
Tax Value:							
Land 35%	12200	12200	12200	12200	12200	14640	14640
Bldg 35%	7770	7770	7770	7770	7770	8510	8510
Totl 35%	19970t	19970t	19970t	19970t	19970t	23150t	23150t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	1077.90	1127.66	1121.76	1121.76			
Sp-Asmnt	160.00	144.00	147.00	147.00			

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Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
114	1	2026-03-03	NICHOLS ADAM L	1QC	*	0	34860	22200
140	1	2020-03-30	NICHOLS JESSICA	1QC	*	0	23230	24060
108	1	2004-03-11	LARGE JAMES M JR	1QC	*	0	23230	20770
450	1	2003-09-30	LARGE JAMES M JR	1QC	*	0	23230	17690
449	1	2003-09-30	LARGE ROSEMARY L	1FD	*	0	23230	17690
222	1	2003-05-02	LARGE ROSEMARY L TRUSTEE	1QC	*	0	23230	17690
221	1	2003-05-02	LARGE ROSEMARY L	1QC	*	0	23230	17690
330	1	1991-05-07		1UN	*	35000	0	31000

Year	Land	Bldg	Total	Net Tax
2022	8540	8420	16960	974.38
2021	8540	8420	16960	981.26

	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			
336	DULIN #1099 - BLANCHARD MAIN	XA/2025			



935 N DETROIT 43326

PUB SIDEWALK

Neighborhood:
Code: 4444
Dwl/Gar/NC% 1.2000
lot/hmsite% 1.2000
res-ag:lnd% 1.2000
ag-t:c/p/w% 1.2000
ag-t:other% 1.2000
ag:outbldg% 1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	COM GAR	1 M	29X62	1798	60.86	C	1957FR	109430	.80		21890
3	Paving			9000	1.80	C	1957PR	16200	.85		2430
4	CARPORT	*PP	18X20	360			OLD/AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		121.00	139	96	300	288	34850	41820

Call Back: Sign: PSN Date: 2015-02-06 Lister:

36-280001.0000-v082020R