

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-280138.0000
YY46

RES
2025

sale

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

2022 BRIEN JOHN C & KRISTI	2021-12-23
2023 BRIEN JOHN C & KRISTI	2021-12-23
2024 BRIEN JOHN C & KRISTI	2021-12-23
2025 TAYLORED HOMES LLC	2024-08-02
350 HAYES AVE	LWD SEE PARCEL 36-280138.0100
KENTON OH 43326	\$1,106 FOR REST OF SPECIAL ASSES

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	5740	8170	5460	5460	5460	5450
Bldg100%	34000	43830	43830	182030	182030	182040
Totl100%	39740t	52000t	49290t	187490t	187490t	187490t
Cauv100%						

2026 REEVES HAYZE	2025-07-01
350 HAYES AVE	LWD
KENTON OH 43326	

Tax Value:						
Land 35%	2010	2860	1910	1910	1910	1910
Bldg 35%	11900	15340	15340	63710	63710	63710
Totl 35%	13910t	18200t	17250t	65620t	65620t	65620t
Hmstd35%						
Owner Oc	13.50					
Hmstd RB						
Net Tax	636.28	748.32	750.34	2835.50	2835.50	
Sp-Asmnt	364.56	48.00	36.00	101.50		

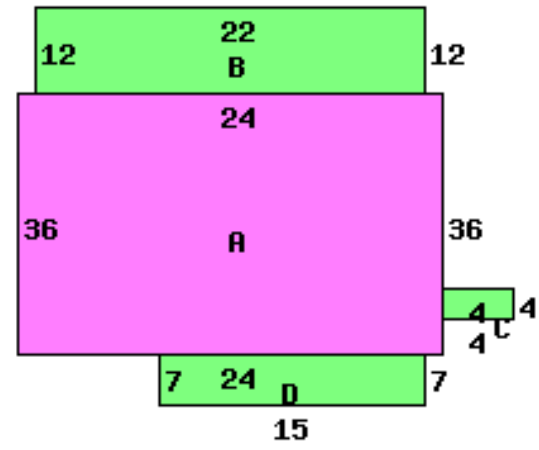
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		864			
	DK	P		264	3960	b	PORCH
	DK	P		16	240	c	PORCH
	OFF	P		105	3150	d	PORCH

#: 139, L/W
362801390000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
277	1	2025-07-01	REEVES HAYZE	LWD	250000	5460	43830
315	1	2024-08-02	TAYLORED HOMES LLC	LWD	1106	8170	43830
686	2	2021-12-23	BRIEN JOHN C & KRISTINA G	2SD	45000	5740	34000
553	3	2021-12-13	MILLER LOUELLA R	3CT *	0	5740	34000

Year	Land	Bldg	Total	Net Tax
2021	2010	11900	13910	236.94
2020	2010	11900	13910	205.08

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
642 TRASH-KENTON CITY			XA/2025
539 DELO WATER - KENTON CORP			XA/2025
540 DELO SEWER - KENTON CORP			XA/2025
336 DULIN #1099 - BLANCHARD MAIN			XA/2025



350 HAYES AVE 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level		
Main	FRAME	864 98480
Full Upper	FRAME	864 58990
Subtotal		157470
Shingle	Roof	GABLE
B 1 2 U A		
Plaster/Drywall	P	Plumbing 5600
Floor/Pine	X	Extra Features 7350
Number of Rooms	4 2	Total Value 170420
Bedrooms	2 2	
Central Heat	A	Neighborhood:
FORCED AIR		Code: 3670
Plumbing		Dwl/Gar/NC% 1.0900
Standard	1	
Extra 3 Fixture	2	
Extra 2 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	2 F/C		1728		C	2023AV	170420	.02	182040
front lot	acres/	effective	depth	depth	actual	effective	extended	true	value
	frontage	frontage	factor	factor	rate	rate	value	value	
		50.00	125	91	120	109	5450	5450	