

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-280141.0000
YY47

RES
2025

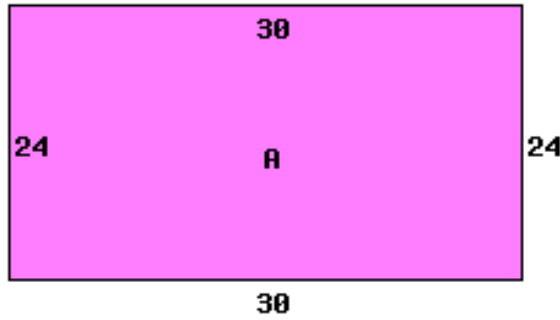
sale

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 BRIEN JOHN C & KRISTINA	2021-12-23
346 HAYES AVE	2SD
KENTON OH 43326	\$45,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	599	510	510	510	510
Acres	4600	6540	9260	9260	9270
Land100%	3370	51310	51310	51310	51300
Bldg100%	7970t	57860t	60570t	60570t	60570t
Totl100%					
Cauvl00%					
Tax Value:					
Land 35%	1610	2290	3240	3240	3240
Bldg 35%	1180	17960	17960	17960	17960
Totl 35%	2790t	20250t	21200t	21200t	21200t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	130.34	832.62	922.16	916.06	
Sp-Asmnt	6.00	20.00	12.00	12.00	

SHB+ 1	CONS F	TYPE M	FACT	SQ-FT 720	VALUE	a	*MAIN
#: 140, 141 L/W							
362801400000							
362801420000							
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
686	2	2021-12-23	BRIEN JOHN C & KRISTINA	G 2SD	45000	4600	3370
553	3	2021-12-13	MILLER LOUELLA	R 3CT *	0	4600	3370
Year	Land	Bldg	Total	Net Tax			
2021	1610	1180	2790	130.82			
2020	1610	1180	2790	113.62			
p r o j e c t							
921 BLANCHARD RIVER MAINT XA/2023							
131 BLANCHARD RIVER MAINT XA/2025							
336 DULIN #1099 - BLANCHARD MAIN XA/2025							
ben acres / % factor							



346 HAYES AVE 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	Main	FRAME
Shingle	720	90500
Subtotal		
B 1 2 U A		
Number of Rooms	3	Total Value
Bedrooms	1	90500
Central Heat	A	Neighborhood:
Plumbing		Code:
Standard	1	Dwl/Gar/NC% 1.0900

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
2 DWELLING	1 F/S	FtxFt	Area	Grade	Value	Dpr Dpr	Value
			720	D	1976AV	.35	51300
front lot	acres/	effective	depth	depth	actual	effective	extended
	frontage	frontage	factor	rate	rate	rate	value
		85.00	125	91	120	109	9270
							9270