PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-280151.0000 RES
YY55 2026

sale

2023 MANNS JAYSON	2017-11-30	
2024 MANNS JAYSON	2017-11-30	
2025 MANNS JAYSON	2017-11-30	
2026 MANNS JAYSON	2017-11-30	KENTON CT ADD N2 151-153
311 HAYES AVE	1	& PT 154
	$81,500	
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%	10770	10770	10770	10770		10770	12400	12390
Bldg100%	87690	87690	87690	87690		87690	122600	122600
Totl100%	98460t	98460t	98460t	98460t		98460t	135000t	134990t
Cauv100%								
Tax Value:								
Land 35%	3770	3770	3770	3770		3770	4340	4340
Bldg 35%	30690	30690	30690	30690		30690	42910	42910
Totl 35%	34460t	34460t	34460t	34460t		34460t	47250t	47250t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1416.88	1498.92	1489.02	1489.02	1489.02			
Sp-Asmnt	58.00	42.00	45.00	45.00				

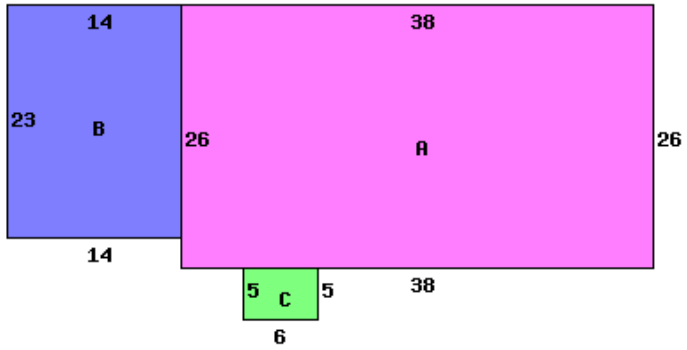
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		988		a	*MAIN
	F	G		322	7730	b	GRAGE
	STP	P		30	120	c	PORCH

#: 152, 153, 179 L/W
362801520000
362801530000
362801790000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
491	1	2017-11-30	MANNS JAYSON	1		81500	5400	63170
274	1	2015-06-04	FRESHOUR BOYD PERRY &	1WD		70000	5540	64200
30	1	2008-01-18	PATTON HEATHER M	1WD		75000	4000	73630
790	1	2004-12-03	SPARKS TERRISSA	1WD		68000	3630	67290
332	1	2004-07-27	HASTINGS DANIELLE R	1WD	*	0	3630	67290
331	1	2004-07-27	FEDERAL HOME LOAN MORTGA	1DD	*	0	3630	67290
243	1	1994-03-30	MUNDY WILLIAM E & MARLEN	1WD	*	52000	0	0
503	5	1991-06-26		5UN	*	48500	0	710

Year	Land	Bldg	Total	Net Tax
2022	1980	27260	29240	1365.90
2021	1980	27260	29240	1370.88

project			ben acres	/ %	factor
131	BLANCHARD RIVER MAINT	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
235	KELLOGG #983 - BLANCHARD	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			
336	DULIN #1099 - BLANCHARD MAIN	XA/2025			



311 HAYES AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	988	103720
	Subtotal			103720
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Garages and Carports	7730
Floor/Carpet	X	Extra Features	120
Floor/Tile-Lino	L	Total Value	111570
Number of Rooms	5		
Bedrooms	3	PUB SIDEWALK	
Central Heat	A	Neighborhood:	
ELECTRIC		Code:	3710
Plumbing		Dwl/Gar/NC%	1.6500
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 F/C		988		C-	1992AV	100410	.26		122600

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		70.00	89	77	230	177	12390	12390

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

36-280151.0000-v082020R