PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-280166.0000 RES
YY59 2026

sale

2023	WARD COREY & EMILY	2021-03-11
2024	WARD COREY & EMILY	2021-03-11
2025	WARD COREY & EMILY	2021-03-11
2026	WARD COREY & EMILY	2021-03-11 KENTON COURT W PT 28-30
	210 GARFIELD AVE	1SD
		$70,000
	KENTON OH 43326	

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

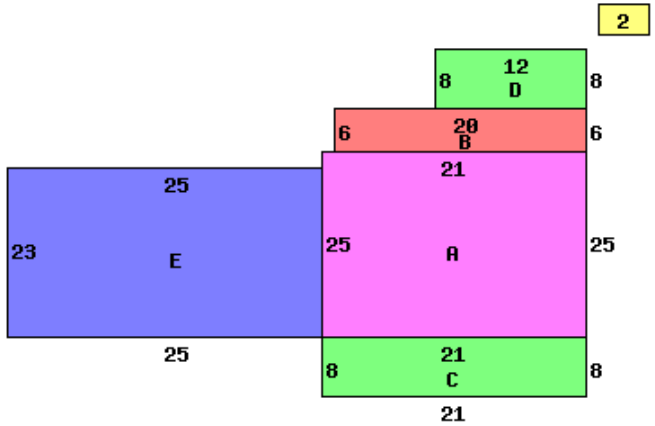
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5110	5110	5110	5110		5110	5890	5880
Bldg100%	73740	73740	73740	73740		73740	101460	101470
Totl100%	78860t	78860t	78860t	78860t		78860t	107340t	107350t
Cauv100%								
Tax Value:								
Land 35%	1790	1790	1790	1790		1790	2060	2060
Bldg 35%	25810	25810	25810	25810		25810	35510	35510
Totl 35%	27600t	27600t	27600t	27600t		27600t	37570t	37570t
Hmstd35%								
Owner Oc	24.42	24.40	24.34	24.34	24.34			
Hmstd RB								
Net Tax	1110.40	1176.12	1168.28	1168.28	1168.28			
Sp-Asmnt	28.00	24.00	27.00	27.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		525		a	*MAIN
1	F/C	A		120		b	ADDTN
	OFP	P		168	5040	c	PORCH
	PAT	P		96	290	d	PORCH
	F	G		575	13800	e	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
81	1	2021-03-11	WARD COREY & EMILY	1SD	70000	3600	56690
274	1	2011-07-15	KLEMAN NATASHA M	1WD	64900	4080	28080
517	1	2007-09-25	LILES LARRY & JUDY	1SH	27000	3170	23690

Year	Land	Bldg	Total	Net Tax
2022	1260	19840	21100	965.20
2021	1260	19840	21100	968.78

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			



210 GARFIELD AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	645	86150
	Subtotal			86150
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	P	Plumbing	2100
Floor/Pine	X	Garages and Carports	13800
Number of Rooms	5	Extra Features	5330
Bedrooms	2	Total Value	107380
Central Heat	A		
FORCED AIR		Neighborhood:	
Plumbing		Code:	3670
Standard	1	Dwl/Gar/NC%	1.5000
Extra 3 Fixture	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		645		C-	OLD/VG	96640	.30		101470
2	Shed	*PP F	6X8	48			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		60.00	75	71	138	98	5880	5880

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