PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-290031.0000 RES
Y43 2025

sale

2022	REED RODNEY L & REBEC	2015-03-13
2023	REED RODNEY L & REBEC	2015-03-13
2024	REED RODNEY L & REBEC	2015-03-13
2025	REED RODNEY L & REBECCA	2015-03-13 DAUGHERTYS 39
	621 N MAIN ST	1SD
		$169,000
	KENTON OH 43326	

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

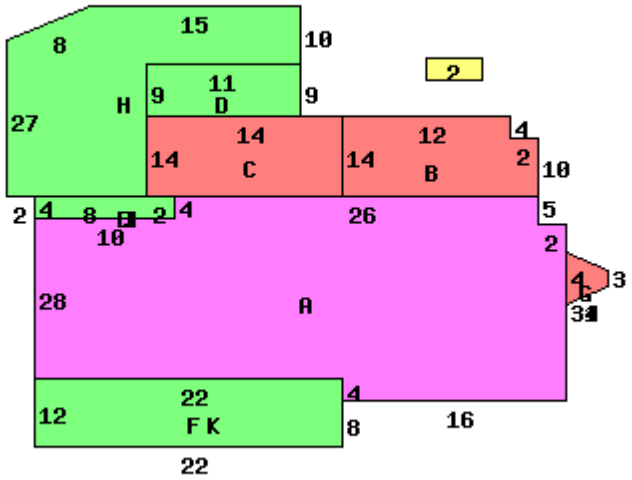
	2022	2023	2024	2025	CAMA
Tax Year					
Prop Cls	510	510	510	510	510
Acres					
Land100%	9630	11000	11000	11000	10990
Bldg100%	181260	208540	208540	208540	208530
Totl100%	190890t	219540t	219540t	219540t	219520t
Cauv100%					
Tax Value:					
Land 35%	3370	3850	3850	3850	3850
Bldg 35%	63440	72990	72990	72990	72990
Totl 35%	66810t	76840t	76840t	76840t	76830t
Hmstd35%					
Owner Oc	64.82	68.00	67.92	67.74	
Hmstd RB					
Net Tax	3056.10	3091.40	3274.42	3252.54	
Sp-Asmnt	21.00	25.00	21.00	24.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BA	F	M		1230		a	*MAIN
1 B	F	A		188		b	ADDTN
2 B	F	A		196		c	ADDTN
	EFP	P		99	3960	d	PORCH
	EFP2	P		40	1600	e	PORCH
	OFP	P		264	7920	f	PORCH
1 B	F	A		18		g	ADDTN
	DK	P		422	6330	h	PORCH
	OFP	P		40	1200	i	PORCH
	EFP2	P		40	1600	j	PORCH
	BAL	P		264	3960	k	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
105	1	2015-03-13	REED RODNEY L & REBECCA L	1SD		169000	11430	114460
434	1	2008-11-24	COMER KELLEY A	1QC	*	0	9460	139460
449	1	2004-07-23	SCARLATO FRANK B & COMER	1QC		62000	8140	115490
375	1	1998-08-27	COMER KELLEY	1QC	*	0	8570	60540
72	1	1993-02-02	COMER RANDALL J & KELLEY	1WD		68000	0	55510

Year	Land	Bldg	Total	Net Tax
2021	3370	63440	66810	3067.48
2020	3370	63440	66810	2655.36

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



621 N MAIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1632	125210
	Full Upper	FRAME	1426	67710
	Qtr Story	FRAME	1230	4710
	Basement		1632	30190
	Subtotal			227820
Shingle	Roof	GABLE		

	B	1	2	U	A			
Plaster/Drywall		X	X		X	1230 sq ft	Attic Finish	18560
Unfinished Wall	X						Fireplaces	8000
Floor/Hardwood		X	X		X		Air Conditioning	7610
Number of Rooms		1	8		6		Plumbing	3500
Bedrooms			3				Extra Features	26570
							Total Value	292060
Fireplace								
Openings		4					PUB SIDEWALK	
Stacks		2						
Central Heat					A		Neighborhood:	
FORCED AIR							Code:	3720
Central A/C					A		Dwl/Gar/NC%	.9600
Plumbing								
Standard		1						
Extra 3 Fixture		1						
Extra 2 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	2 BAF		4288		B-	OLD/GD	350470	.40		201870	
2	Garage		20X30	600		C	OLD/GD	17340	.60		6660	LOFT

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	65.0000	65.00	132	94	180	169	10990	10990

Call Back: Sign: PSN Date: 2015-04-23 Lister: