PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-290031.0000 RES
Y43 2026

sale

2023	REED RODNEY L & REBEC	2015-03-13
2024	REED RODNEY L & REBEC	2015-03-13
2025	REED RODNEY L & REBEC	2015-03-13
2026	REED RODNEY L & REBECCA	2015-03-13 DAUGHERTYS 39
	621 N MAIN ST	1SD
		$169,000
	KENTON OH 43326	

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

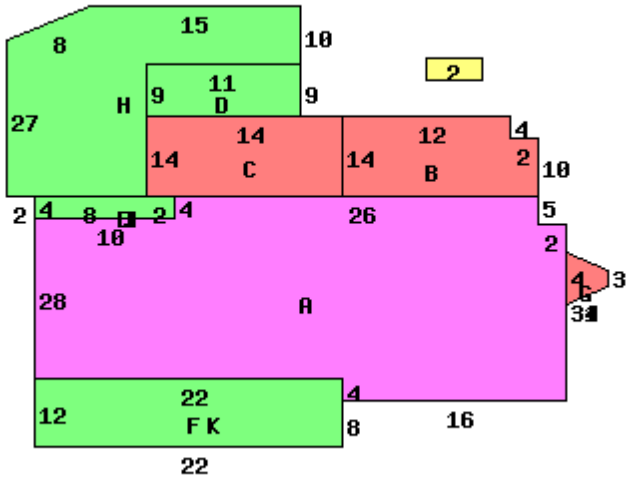
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	11000	11000	11000	11000		11000	11000	10990
Bldg100%	208540	208540	208540	208540		208540	282400	282390
Totl100%	219540t	219540t	219540t	219540t		219540t	293400t	293380t
Cauv100%								
Tax Value:								
Land 35%	3850	3850	3850	3850		3850	3850	3850
Bldg 35%	72990	72990	72990	72990		72990	98840	98840
Totl 35%	76840t	76840t	76840t	76840t		76840t	102690t	102680t
Hmstd35%								
Owner Oc	68.00	67.92	67.74	67.74	67.74			
Hmstd RB								
Net Tax	3091.40	3274.42	3252.54	3252.54	3252.54			
Sp-Asmnt	25.00	21.00	24.00	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
2022	3370	63440	66810	3056.10
2021	3370	63440	66810	3067.48

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	
Unfinished Wall	X						
Floor/Hardwood		X	X		X		
Number of Rooms		1	8		6		
Bedrooms			3				
Fireplace							
Openings		4					
Stacks		2					
Central Heat					A		
FORCED AIR							
Central A/C					A		
Plumbing							
Standard		1					
Extra 3 Fixture		1					
Extra 2 Fixture		1					

Attic Finish	18560		
Fireplaces	8000		
Air Conditioning	7610		
Plumbing	3500		
Extra Features	26570		
Total Value	292060		
PUB SIDEWALK			
Neighborhood:			
Code:	3720		
Dwl/Gar/NC%	1.3000		

	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		273370	
2	Garage		20X30	600		C	OLD/GD	17340	.60		9020	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:

36-290031.0000-v082020R