

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-290033.0000
Y45

RES
2025

sale

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

2022 CARNES AIMEE M	2017-06-01
2023 CARNES AIMEE M	2017-06-01
2024 CARNES AIMEE M	2017-06-01
2025 CARNES AIMEE M	2017-06-01 DAUGHTERTYS 37
637 & 637 1/2 N MAIN ST	LWD
KENTON OH 43326	\$119,900

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	520	520	520	520	520
Acres	9630	11000	11000	11000	10990
Land100%	120860	106570	106570	106570	106580
Bldg100%	130490t	117570t	117570t	117570t	117570t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	3370	3850	3850	3850	3850
Bldg 35%	42300	37300	37300	37300	37300
Totl 35%	45670t	41150t	41150t	41150t	41150t
Hmstd35%					
Owner Oc	44.30	36.42	36.38	36.28	
Hmstd RB					
Net Tax	2089.10	1655.54	1753.52	1741.84	
Sp-Asmnt	39.00	43.00	39.00	42.00	

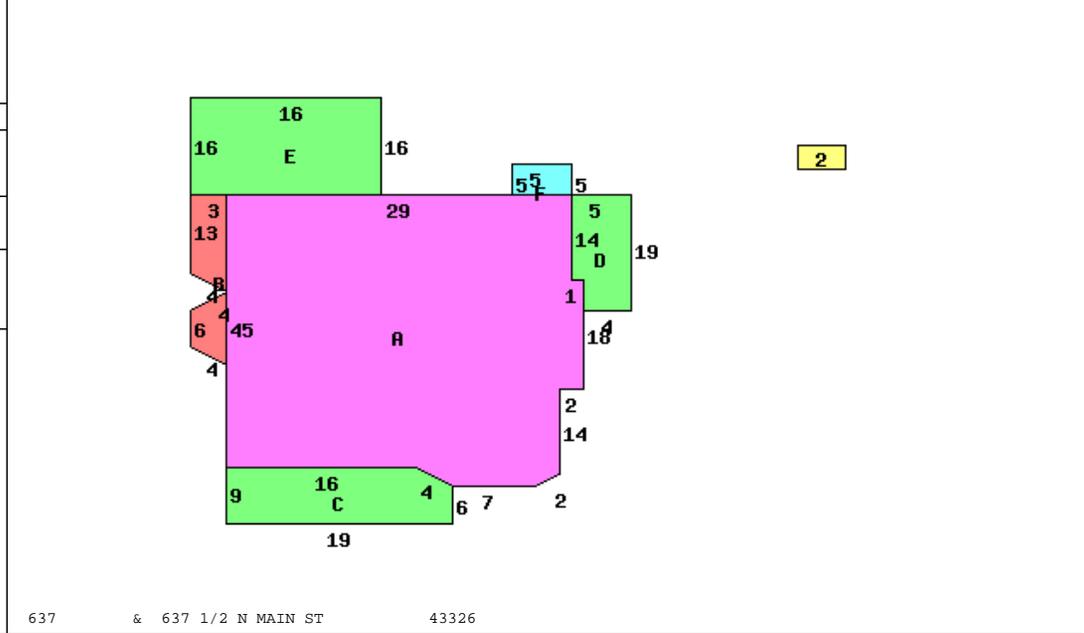
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 BA	F	M		1340			ADDTN
1 B	F	A		71			PORCH
	OMP	P		167	5850		PORCH
	OP	P		90	2700		PORCH
04	DK	P		256	3840		PORCH
	F	O		25	300		OTHER

The entrance to 2nd apt is on the side of the house.

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
251	1	2017-06-01	CARNES AIMEE M	LWD	119900	11430	80000
196	1	2015-05-05	MCPEEK MICHAEL L	1TD *	0	11430	82170
188	1	2003-04-22	GOENS SHIRLEY F	1CT *	0	8140	91740

Year	Land	Bldg	Total	Net Tax
2021	3370	42300	45670	2096.86
2020	3370	42300	45670	1815.14

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



637 & 637 1/2 N MAIN ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1411 111550
	Full Upper	FRAME	1340 64430
	Qtr Story	FRAME	1362 5150
	Basement		1411 26120
	Subtotal		207250
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	1 /	Extra Living Units 3500
Unfinished Wall	X		Fireplaces 4000
Floor/Hardwood	X X		Air Conditioning 4790
Number of Rooms	1 5 3 1		Plumbing 5600
Bedrooms	1 3		Extra Features 12690
			Total Value 237830
Fireplace			
Openings	2		PUB SIDEWALK
Stacks	2		
Central Heat	A		Neighborhood:
FORCED AIR			Code: 3720
Central A/C	A		Dwl/Gar/NC% .9600
Plumbing			
Standard	2		
Extra 3 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 BAF	2751		C+	1900AV	.55	.10	101710
2 Garage		528		C	OLD/GD	.60		4870
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value	
	65.0000	65.00	132	94	180	10990	10990	