PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-290033.0000 RES
Y45 2026

sale

2023 CARNES AIMEE M	2017-06-01	
2024 CARNES AIMEE M	2017-06-01	
2025 CARNES AIMEE M	2017-06-01	
2026 CARNES AIMEE M	2017-06-01	DAUGHERTYS 37
637 & 637 1/2 N MAIN ST	1WD	
	$119,900	
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	520	520	520	520	0	520	520	520
Acres								
Land100%	11000	11000	11000	11000		11000	11000	10990
Bldg100%	106570	106570	106570	106570		106570	144340	144330
Totl100%	117570t	117570t	117570t	117570t		117570t	155340t	155320t
Cauv100%								
Tax Value:								
Land 35%	3850	3850	3850	3850		3850	3850	3850
Bldg 35%	37300	37300	37300	37300		37300	50520	50520
Totl 35%	41150t	41150t	41150t	41150t		41150t	54370t	54360t
Hmstd35%								
Owner Oc	36.42	36.38	36.28	36.28	36.28			
Hmstd RB								
Net Tax	1655.54	1753.52	1741.84	1741.84	1741.84			
Sp-Asmnt	43.00	39.00	42.00	42.00				

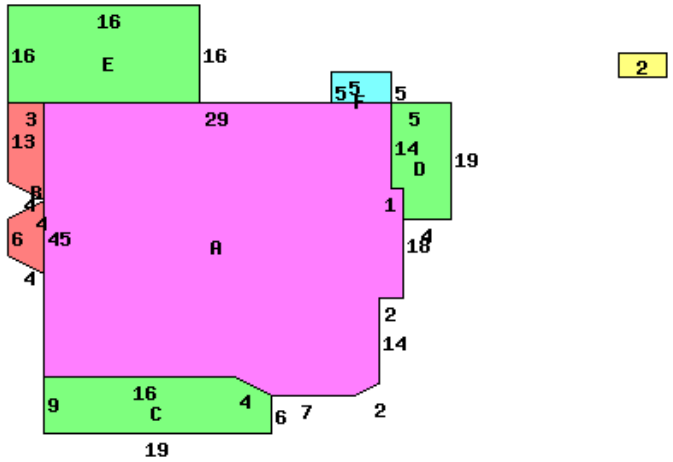
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BA	F	M		1340		a	*MAIN
1 B	F	A		71		b	ADDTN
	OMP	P		167	5850	c	PORCH
	OP	P		90	2700	d	PORCH
	DK	P		256	3840	e	PORCH
04	F	O		25	300	f	OTHER

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

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

Year	Land	Bldg	Total	Net Tax
2022	3370	42300	45670	2089.10
2021	3370	42300	45670	2096.86

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

		Sq-Ft	Value
Story Height 2			
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			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%	1.3000
Plumbing								
Standard	2							
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	2 BAF		2751		C+	1900AV	261610	.55	.10	137740
2	Garage		22X24	528		C	OLD/GD	12670	.60		6590

	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: 2018-11-15 Lister:

36-290033.0000-v082020R