

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-290037.0000
VV15

RES
2025

sale

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

2022	KARCHER MICHAEL K	2017-11-09	
2023	KARCHER MICHAEL K	2017-11-09	
2024	KARCHER MICHAEL K	2017-11-09	
2025	KARCHER MICHAEL K	2017-11-09	DAUGHERTYS 33
	709 N MAIN ST	1AF	
	KENTON OH 43326	\$0	

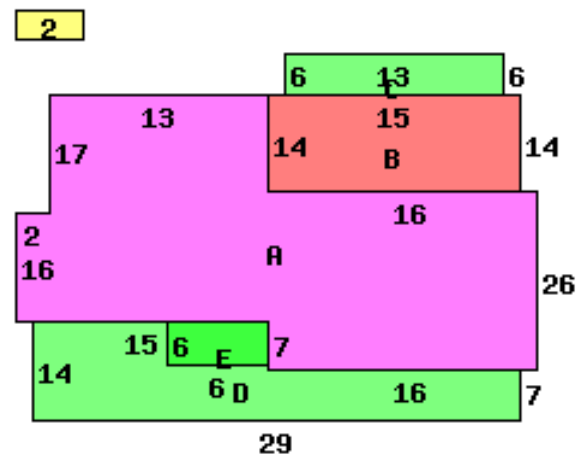
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	8890	10140	10140	10140	10140
Bldg100%	93460	126310	126310	126310	126310
Totl100%	102340t	136460t	136460t	136460t	136450t
Cauv100%					
Tax Value:					
Land 35%	3110	3550	3550	3550	3550
Bldg 35%	32710	44210	44210	44210	44210
Totl 35%	35820t	47760t	47760t	47760t	47760t
Hmstd35%					
Owner Oc	34.74	42.26	42.22	42.10	
Hmstd RB	400.22	368.96	417.58	429.66	
Net Tax	1238.30	1552.50	1617.64	1591.98	
Sp-Asmnt	21.00	25.00	21.00	24.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE				
2 B	F	M		877		a	*MAIN		
1 B	F	A		210		b	ADDTN		
	EPF	P		78	3120	c	PORCH		
	OP	P		301	9030	d	PORCH		
	EPF2	P		36	1440	e	PORCH		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
494	1	2017-11-09	KARCHER MICHAEL K	1AF *	0	10570	69430
351	1	1992-04-21		1UN *	0	0	38430

Year	Land	Bldg	Total	Net Tax
2021	3110	32710	35820	1242.92
2020	3110	32710	35820	1075.92

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



709 N MAIN ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height 2			
Floor Level	Main	FRAME	1087 104570
	Full Upper	FRAME	877 59880
	Basement		847 15840
	Subtotal		180290
Shingle	Roof	HIP	
	B 1 2 U A		
Plaster/Drywall	X X	Plumbing	1400
Panelled Wall	X	Extra Features	13590
Unfinished Wall	X	Total Value	195280
Floor/Hardwood	X X		
Floor/Carpet	X	PUB SIDEWALK	
Floor/Concrete	X		
Floor/Tile-Lino	L	Neighborhood:	
Number of Rooms	4 5 3	Code:	3720
Bedrooms	3	Dwl/Gar/NC%	.9600
Central Heat	A		
HOT WATER			
Plumbing			
Standard	1		
Extra 2 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	FtxFt	Area	Cond	Value	Dpr	Dpr	Value
2 Garage		16X20	1964	C+	1900GD	.40		123730
			320	C	1900AV	.65		2580
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
	60.0000	60.00	132	94	180	169	10140	10140

Call Back:

Sign: PSN Date: 2015-02-25 Lister:

36-290037.0000-v082020R