PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-290044.0000 RES
VV21 2025

sale

2022	MUSSER DENNIS K & MIC	2010-05-14
2023	MUSSER DENNIS K & MIC	2010-05-14
2024	MUSSER DENNIS K & MIC	2010-05-14
2025	MUSSER DENNIS K & MICHE	2010-05-14 DAUGHERTYS 26
	809 N MAIN ST	1SD
		$120,000
	KENTON OH 43326	

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

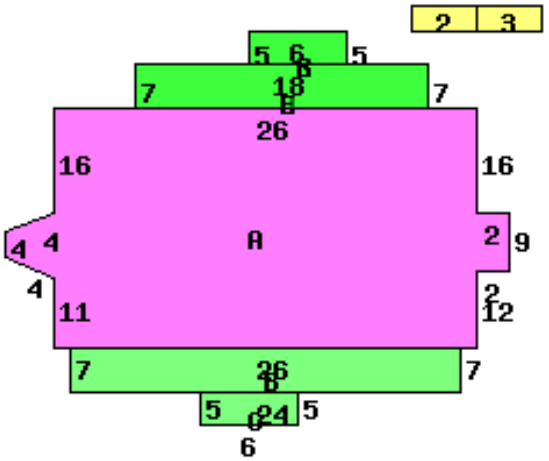
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	8890	10140	10140	10140	10140
Bldg100%	114570	107740	107740	107740	107730
Totl100%	123460t	117890t	117890t	117890t	117870t
Cauv100%					
Tax Value:					
Land 35%	3110	3550	3550	3550	3550
Bldg 35%	40100	37710	37710	37710	37710
Totl 35%	43210t	41260t	41260t	41260t	41250t
Hmstd35%	43050	41000	41000	39510	
Owner Oc	41.76	36.28	36.24	34.82	hmstd 3550 l 35960 b
Hmstd RB					
Net Tax	1976.72	1660.18	1758.46	1748.04	
Sp-Asmnt	21.00	25.00	21.00	24.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BA	F	M		1001		a	*MAIN
	EFP	P		168	6720	b	PORCH
	STP	P		30	120	c	PORCH
	BAL	P		126	1890	d	PORCH
	EFP	P		126	5040	e	PORCH
	STP	P		30	120	f	PORCH
	CAN	P		30	240	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
212	1	2010-05-14	MUSSER DENNIS K & MICHELL	1SD	120000	8710	96630
1159	1	1993-11-23	BOWMAN RONDA L	1QC *	0	0	65110

Year	Land	Bldg	Total	Net Tax
2021	3110	40100	43210	1984.06
2020	3110	40100	43210	1717.54

p r o j e c t		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			



809 N MAIN ST 43326

Occupancy 1 Single Family

Story Height 2

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1001	100750
	Full Upper	FRAME	1001	60410
	Qtr Story	FRAME	948	3780
	Basement		948	17700
	Subtotal			182640
Slate	Roof	HIP		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				X
Floor/Hardwood		X			
Floor/Carpet		X			
Floor/Concrete	X				
Floor/Tile-Lino		L			
Number of Rooms	3	7	5		1
Bedrooms			3		
Central Heat		A			
HOT WATER					
Plumbing					
Standard	1				
Extra 2 Fixture	1				

Plumbing	1400
Extra Features	14130
Total Value	198170
PUB SIDEWALK	
Neighborhood:	
Code:	3720
Dwl/Gar/NC%	.9600

	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		2002		B-	OLD/AV	237800	.55		102730
2	Flat Barn		22X34	748		D	OLD/AV	7180	.80	.50	720
3	P	OFP0	12X34	408		C	1987AV	12240	.65		4280

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	60.00	132	94	180	169	10140	10140

Call Back: Sign: PSN Date: 2015-02-25 Lister: 36-290044.0000-v082020R