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

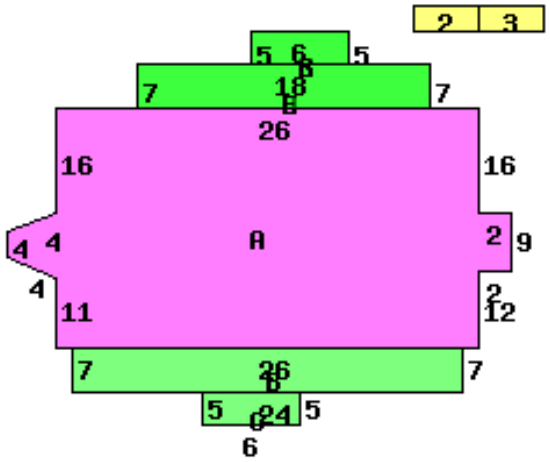
	2022	2023	2024	2025		
Tax Year	2022	2023	2024	2025		CAMA
Prop Cls	510	510	510	510		510
Acres						
Land100%	8890	10140	10140	10140		10140
Bldg100%	114570	107740	107740	107740		107730
Totl100%	123460t	117890t	117890t	117890t		117870t
Cauv100%						
Tax Value:						
Land 35%	3110	3550	3550	3550		3550
Bldg 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

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			



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	Plumbing	1400
Unfinished Wall	X X	Extra Features	14130
Floor/Hardwood	X	Total Value	198170
Floor/Carpet	X		
Floor/Concrete	X	PUB SIDEWALK	
Floor/Tile-Lino	L		
Number of Rooms	3 7 5 1	Neighborhood:	
Bedrooms	3	Code:	3720
		Dwl/Gar/NC%	.9600
Central Heat	A		
HOT WATER			
Plumbing			
Standard	1		
Extra 2 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		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: