PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-290046.0000 RES
VV23 2026

sale

2023 DOWNEY BOYD L	2013-09-13	
2024 BURCHIEL VICTORIA L	2023-08-10	
2025 BURCHIEL VICTORIA L	2023-08-10	
2026 BURCHIEL VICTORIA L	2023-08-10	DAUGHERTY 24
813 N MAIN ST	1WD	
	$142,500	
KENTON OH 43326		

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

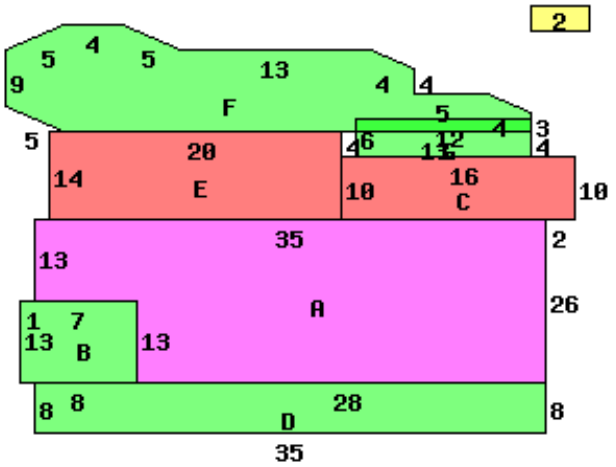
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	10140	10140	10140	10140		10140	10140	10140
Bldg100%	110170	110170	110170	110170		110170	149170	149180
Totl100%	120310t	120310t	120310t	120310t		120310t	159310t	159320t
Cauv100%								
Tax Value:								
Land 35%	3550	3550	3550	3550		3550	3550	3550
Bldg 35%	38560	38560	38560	38560		38560	52210	52210
Totl 35%	42110t	42110t	42110t	42110t		42110t	55760t	55760t
Hmstd35%				42110		42110	42110	
Owner Oc	37.26	37.22	37.12	37.12	37.12	hmstd 3550 l	38560 b	
Hmstd RB	368.96							
Net Tax	1325.20	1794.46	1782.48	1782.48	1782.48			
Sp-Asmnt	25.00	21.00	21.00	21.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		819		a	*MAIN
	EFP	P		104	4160	b	PORCH
1 A	F/C	A		160		c	ADDTN
	OP	P		280	8400	d	PORCH
1	F/C	A		280		e	ADDTN
	DK	P		427	6410	f	PORCH
	BAL	P		72	1080	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
312	1	2023-08-10	BURCHIEL VICTORIA L	1WD		142500	8890	98200
332	1	2023-08-10	DOWNEY BOYD L	1AF	*	0	8890	98200
424	1	2013-09-13	DOWNEY BOYD L LE	1WD	*	0	10570	73110

Year	Land	Bldg	Total	Net Tax
2022	3110	34370	37480	1314.24
2021	3110	34370	37480	1319.14

project		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			
131 BLANCHARD RIVER MAINT	XA/2025			
921 BLANCHARD RIVER MAINT	XA/2023			



813 N MAIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1259	104080
	Full Upper	FRAME	819	58130
	Qtr Story	FRAME	160	820
	Basement		614	11650
	Subtotal			174680
Shingle	Roof	HIP		

	B	1	2	U	A			
Plaster/Drywall		X	X			160 sq ft	Attic Finish	3190
Panelled Wall		X	X				Fireplaces	2000
Unfinished Wall	X						Plumbing	1400
Floor/Hardwood		X	X				Extra Features	20050
Floor/Carpet		X	X				Total Value	201320
Floor/Tile-Lino		X						
Number of Rooms	3	6	4				PUB SIDEWALK	
Bedrooms			4					
							Neighborhood:	
Fireplace							Code:	3720
Openings	1						Dwl/Gar/NC%	1.3000
Stacks	1							
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 B F		2238		B-	1900AV	241580	.55		141320
2	Garage		24X30	720		C	1985A	17280	.65		7860

	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:

36-290046.0000-v082020R