

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-290046.0000
VV23

RES
2025

sale

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

2022	DOWNY BOYD L	2013-09-13	
2023	DOWNY BOYD L	2013-09-13	
2024	BURCHIEL VICTORIA L	2023-08-10	
2025	BURCHIEL VICTORIA L	2023-08-10	DAUGHERTY 24
	813 N MAIN ST		1WD
	KENTON OH 43326	\$142,500	

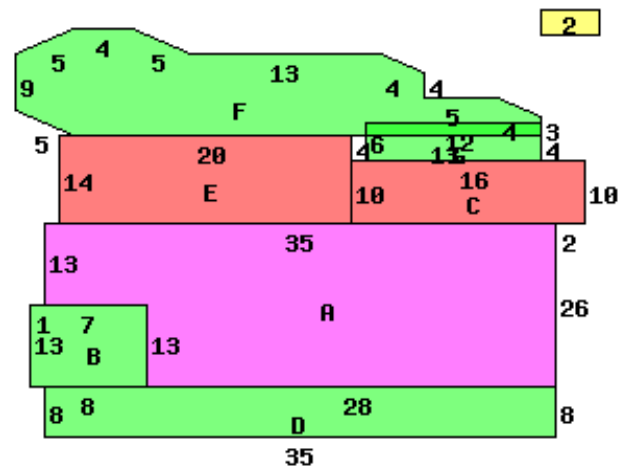
Tax Year	2022	2023	2024	2025	
Prop Cls	510	510	510	510	CAMA 510
Acres					
Land100%	8890	10140	10140	10140	10140
Bldg100%	98200	110170	110170	110170	110170
Totl100%	107090t	120310t	120310t	120310t	120310t
Cauv100%					
Tax Value:					
Land 35%	3110	3550	3550	3550	3550
Bldg 35%	34370	38560	38560	38560	38560
Totl 35%	37480t	42110t	42110t	42110t	42110t
Hmstd35%				42110	
Owner Oc	36.36	37.26	37.22	37.12	hmstd 3550 l 38560 b
Hmstd RB	400.22	368.96			
Net Tax	1314.24	1325.20	1794.46	1782.48	
Sp-Asmnt	21.00	25.00	21.00	21.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	B	F	M	819			
1	A	EFP	P	104	4160	b	PORCH
		F/C	A	160		c	ADDTN
1		OP	P	280	8400	d	PORCH
		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?	Sales\$	co:land	co:bldg
332	1	2023-08-10	BURCHIEL VICTORIA L	1WD	142500	8890	98200
424	1	2013-09-13	DOWNY BOYD L LE	1AF *	0	8890	98200
				1WD *	0	10570	73110

Year	Land	Bldg	Total	Net Tax
2021	3110	34370	37480	1319.14
2020	3110	34370	37480	1141.88

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	
Story Height	2	Sq-Ft	Value
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		
Fireplace			Neighborhood:
Openings	1		Code: 3720
Stacks	1		Dwl/Gar/NC% .9600
Central Heat	A		
HOT WATER			
Plumbing			
Standard	1		
Extra 2 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F	24X30	2238		B-	1900AV		241580	.55		104360
2 Garage			720		C	1985A		17280	.65		5810
front lot	acres/ frontage	effective frontage	depth	actual depth	factor	rate	effective rate	extended value	true value		
	60.0000	60.00	132	94		180	169	10140	10140		

Call Back:

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

36-290046.0000-v082020R