PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-290048.0000 RES
VV25 2026

sale

2023 VANSKY CARRIE L & RAN	2018-12-18	
2024 SULLIVAN RICHARD G	2023-12-07	
2025 SULLIVAN RICHARD G	2023-12-07	
2026 SULLIVAN RICHARD G	2023-12-07	DAUGHERTYS 22
831 N MAIN ST	1WD	SEE PARCEL 36-290048.01
	$124,900	FOR REST OF SPECIAL ASSES
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

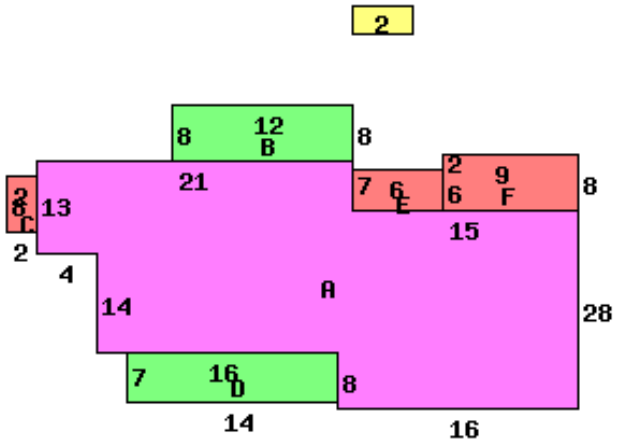
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	10140	10140	10140	10140		10140	10140	10140
Bldg100%	83310	83310	83310	83310		83310	112660	112660
Totl100%	93460t	93460t	93460t	93460t		93460t	122800t	122800t
Cauv100%								
Tax Value:								
Land 35%	3550	3550	3550	3550		3550	3550	3550
Bldg 35%	29160	29160	29160	29160		29160	39430	39430
Totl 35%	32710t	32710t	32710t	32710t		32710t	42980t	42980t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1344.94	1422.80	1413.42	1413.42	1413.42			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		939		a	*MAIN
	EFP	P		96	3840	b	PORCH
1	F/C	A		16		c	ADDTN
	OFP	P		98	2940	d	PORCH
1	F/C	A		36		e	ADDTN
1	F/C	A		72		f	ADDTN

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
524	1	2023-12-07	SULLIVAN RICHARD G	1WD		124900	10140	83310
608	1	2018-12-18	VANSKY CARRIE L & RANDALL	1SD		103000	8460	59630
354	1	2009-08-20	B & A HOLDINGS LLC	1WD	*	24900	8710	75630
189	1	2009-06-01	DETUSCHE BANK NATIONAL TR	1SD	*	28000	8710	75630
185	1	2006-03-29	BARNETT RICHARD & RICHAR	1WD	*	65000	8260	72140
322	1	2001-07-23	FIELDS BRIAN J	1QC	*	0	7510	51340
154	1	1997-03-27	FIELDS BRIAN J & JANET E	1WD		68000	7910	43030
724	1	1994-08-08	HACKNEY BERNETA B	1CT	*	0	0	49710

Year	Land	Bldg	Total	Net Tax
2022	3110	24410	27520	1285.56
2021	3110	24410	27520	1290.24

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			



831 N MAIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1063	102260
	Full Upper	FRAME	939	61730
	Basement		939	17530
	Subtotal			181520
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P P	Air Conditioning	3590
Panelled Wall	X	Extra Features	6780
Unfinished Wall	X	Total Value	191890
Floor/Pine	X X		
Floor/Carpet	X X	PUB SIDEWALK	
Number of Rooms	1 4 3		
Bedrooms	3	Neighborhood:	
		Code:	3720
Central Heat	A	Dwl/Gar/NC%	1.3000
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	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		2002		C	OLD/AV	191890	.55		112260
2	Garage	*SV 0	18X24	432			OLD/	400			400

	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:

36-290048.0000-v082020R