PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-300011.0000 RES
F135 2026

sale

2023 COZAD CRYSTAL ANN	2013-05-09	
2024 COZAD CRYSTAL ANN	2013-05-09	
2025 COZAD CRYSTAL ANN	2013-05-09	
2026 COZAD CRYSTAL ANN	2013-05-09	CARYS W 9
539 N OAK ST	1WD	
	$43,000	
KENTON OH 43326		

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

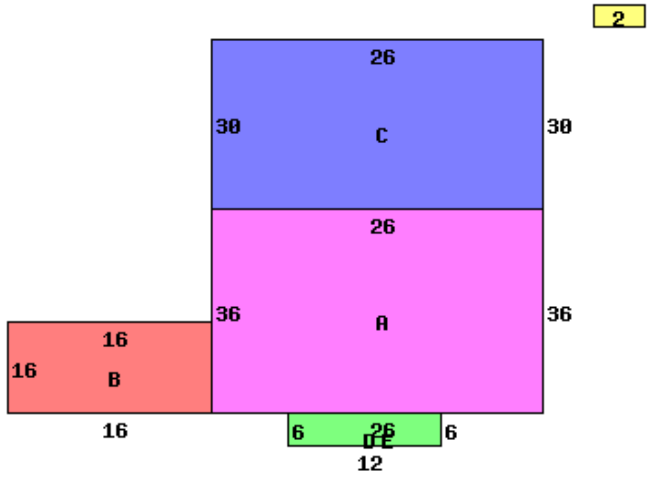
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7460	7460	7460	7460		7460	8570	8580
Bldg100%	41830	41830	41830	41830		41830	57370	57360
Totl100%	49290t	49290t	49290t	49290t		49290t	65940t	65940t
Cauv100%								
Tax Value:								
Land 35%	2610	2610	2610	2610		2610	3000	3000
Bldg 35%	14640	14640	14640	14640		14640	20080	20080
Totl 35%	17250t	17250t	17250t	17250t		17250t	23080t	23080t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	709.26	750.34	745.38	745.38	745.38			
Sp-Asmnt	24.34	25.70	25.70	25.70				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		936		a	*MAIN
1	F/C	A		256		b	ADDTN
	F2	G		780	18720	c	GRAGE
	CAN	P		72	580	d	PORCH
	STP	P		72	290	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
228	1	2013-05-09	COZAD CRYSTAL ANN	1WD	43000	5940	39230
44	1	1999-02-01	HOUTZ DARLENA	1WD	51000	4940	30940
660	1	1998-11-12	PERKINS DENNY E & PHYLLI	1FD	35000	4940	30940
326	0	1988-05-09		*	0	0	30310

Year	Land	Bldg	Total	Net Tax
2022	1820	15690	17510	817.96
2021	1820	15690	17510	820.94

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			



539 N OAK ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1192	105600
	Subtotal			105600
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	Air Conditioning	2120
Panelled Wall	X	Garages and Carports	18720
Floor/Carpet	X	Extra Features	870
Floor/Tile-Lino	L	Total Value	127310
Number of Rooms	5		
Bedrooms	2	PUB PAVED ST/RD	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3670
Central A/C	A	Dwl/Gar/NC%	1.5000
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	1 F/C		1192		D+	1920FR	108210	.65		56810
2	Shed	F 0	12X16	192		D	OLD/FR	1840	.70		550

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	66.0000	66.00	132	94	138	130	8580	8580

Call Back: Sign: PSN Date: 2015-12-04 Lister:

36-300011.0000-v082020R