

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-300023.0000  
F114

RES  
2023

sale

Eff Rate:- 44.63 — 50.76 — 50.59 — 44.66 — a/r

2020 YOUNG JAMES	1992-06-19
2021 MCCLAIN JOHN M	2020-09-30
2022 MCCLAIN JOHN M	2020-09-30
2023 4D VENTURES LLC	2022-05-26 CARYS W 15
504 N OAK ST	LWD
KENTON OH 43326	\$20,000
	07.1-05-30-023

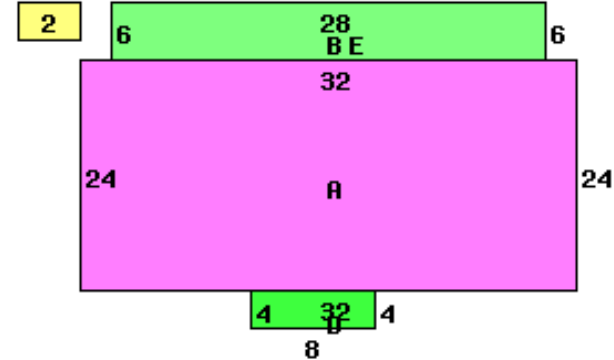
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5200	5200	5200	7460	7460
Bldg100%	34510	34510	34510	42940	42950
Totl100%	39710t	39710t	39710t	50400t	50410t
Cauvl00%					
Tax Value:					
Land 35%	1820	1820	1820	2610	2610
Bldg 35%	12080	12080	12080	15030	15030
Totl 35%	13900t	13900t	13900t	17640t	17640t
Hmstd35%					
Owner Oc	13.58				
Hmstd RB	347.76				
Net Tax	204.70	651.68	649.32	725.30	
Sp-Asmnt	99.55	20.72	20.71	20.71	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F	M		768			
	CAN	P		168	1340	b	PORCH
	STP	P		32	130	c	PORCH
	CAN	P		32	260	d	PORCH
	PAT	P		168	500	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
255	1	2022-05-26	4D VENTURES LLC	LWD *	20000	5200	34510
395	1	2020-09-30	MCCLAIN JOHN M	LCT *	0	4940	27510
569	1	1992-06-19		LWD *	5000	0	14710
771	0	1986-09-19			0	0	14200
770	0	1986-09-19			0	0	14200

Year	Land	Bldg	Total	Net Tax
2019	1730	9630	11360	100.08
2018	1730	9630	11360	100.20

Project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				
500 HARDIN COUNTY LANDFILL				
	XA/2023			
	XA/2023			



504 N OAK ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	768 93840
	Basement		360 6950
	Subtotal		100790
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X	Extra Features	2230
Unfinished Wall	X	Total Value	103020
Floor/Hardwood	X		
Floor/Pine	X	PUB PAVED ST/RD	
Number of Rooms	1 3		
Bedrooms	1	Neighborhood:	
		Code:	3670
Central Heat	A	Dwl/Gar/NC%	1.0900
FORCED AIR			
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F			Cond	Value	Dpr	Dpr	Value
2 Shed	*PP	8X8	64	OLD/AV	87570	.55		42950
				OLD/	0	.65		0
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
	66.0000	66.00	132	94	120	113	7460	7460

Call Back:

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

36-300023.0000-v082020R