PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-300023.0000 RES
F114 2026

sale

2023 4D VENTURES LLC	2022-05-26	
2024 4D VENTURES LLC	2022-05-26	
2025 4D VENTURES LLC	2022-05-26	
2026 4D VENTURES LLC	2022-05-26	CARYS W 15
504 N OAK ST	1WD	
	$20,000	
KENTON OH 43326		

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

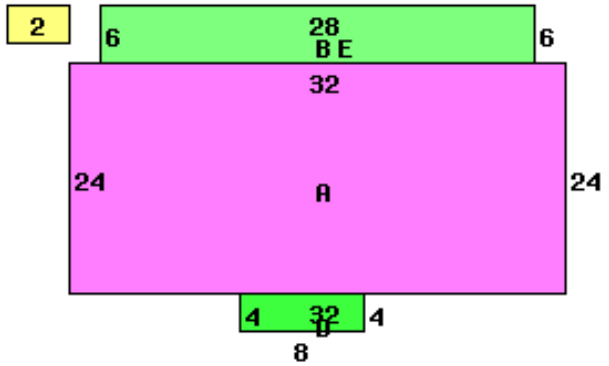
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7460	7460	7460	7460		7460	8570	8580
Bldg100%	42940	42940	42940	42940		42940	59110	59110
Totl100%	50400t	50400t	50400t	50400t		50400t	67690t	67690t
Cauv100%								
Tax Value:								
Land 35%	2610	2610	2610	2610		2610	3000	3000
Bldg 35%	15030	15030	15030	15030		15030	20690	20690
Totl 35%	17640t	17640t	17640t	17640t		17640t	23690t	23690t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	725.30	767.30	762.24	762.24	762.24			
Sp-Asmnt	20.71	28.55	28.55	28.55				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		768		a	*MAIN
	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	1WD	*	20000	5200	34510
395	1	2020-09-30	MCCLAIN JOHN M	1CT	*	0	4940	27510
569	1	1992-06-19		1WD		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
2022	1820	12080	13900	649.32
2021	1820	12080	13900	651.68

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



504 N OAK ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	768	93840
	Basement		360	6950
	Subtotal			100790
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X			
Unfinished Wall	X				
Floor/Hardwood		X			
Floor/Pine		X			
Number of Rooms		1	3		
Bedrooms		1			
Central Heat		A			
FORCED AIR					
Plumbing					
Standard		1			

Extra Features		2230
Total Value		103020
PUB PAVED ST/RD		
Neighborhood:		
Code:		3670
Dwl/Gar/NC%		1.5000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		768		D+	OLD/AV	87570	.55		59110
2	Shed	*PP	8X8	64			OLD/	0	.65		0

	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:

36-300023.0000-v082020R