PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-300027.0000 RES
F104 2026

sale

2023 MANNS TONY E SR	2012-10-19	
2024 MANNS TONY E SR	2012-10-19	
2025 MANNS TONY E SR	2012-10-19	
2026 MANNS TONY E SR	2012-10-19	CARYS W 25
525 N GLENDALE ST	1WD	
	$30,000	
KENTON OH 43326		

2027 ELLIOTT BRIAN	2025-01-27	
525 N GLENDALE ST	1ED	
KENTON OH 43326		

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

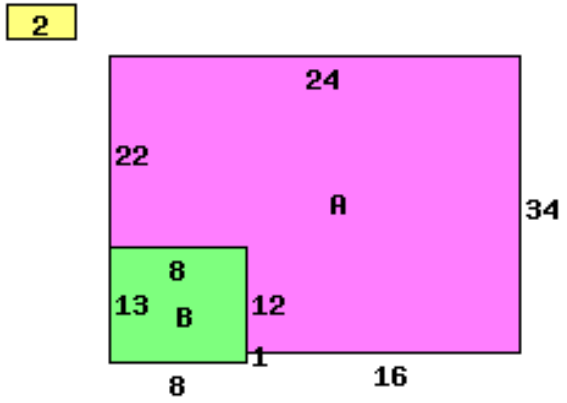
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7460	7460	7460	7460		7460	8570	8580
Bldg100%	64910	64910	64910	64910		64910	89340	89340
Totl100%	72370t	72370t	72370t	72370t		72370t	97910t	97920t
Cauv100%								
Tax Value:								
Land 35%	2610	2610	2610	2610		2610	3000	3000
Bldg 35%	22720	22720	22720	22720		22720	31270	31270
Totl 35%	25330t	25330t	25330t	25330t		25330t	34270t	34270t
Hmstd35%								
Owner Oc	22.42	22.40	22.32	22.32	22.32			
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	650.10	661.80	642.54	642.54	642.54			
Sp-Asmnt	21.12	30.54	30.54	30.54				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		720		a	*MAIN
	OFP	P		104	3120	b	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
35	1	2025-01-27	ELLIOTT BRIAN	1ED	110000	7460	64910
483	1	2012-10-19	MANNS TONY E SR	1WD	30000	5940	45570
420	1	2002-08-13	I A W L HOUSING LLC	1	35000	4710	28910
187	1	2002-04-24	LONG CHARLES R &	1CT *	0	4710	28910

Year	Land	Bldg	Total	Net Tax
2022	1820	20450	22270	618.50
2021	1820	20450	22270	620.78

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



525 N GLENDALE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	720	90500
	Basement		720	13610
	Subtotal			104110
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	Extra Features	3120
Panelled Wall	X	Total Value	107230
Unfinished Wall	X		
Floor/Pine	X	PUB PAVED ST/RD	
Floor/Carpet	X		
Number of Rooms	1 5	Neighborhood:	
Bedrooms	2	Code:	3670
		Dwl/Gar/NC%	1.5000
Central Heat	A		
FORCED AIR			
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 B F		720		D	1968GD	85780	.35		83640
2	Garage		18X22	396		C	1960GD	9500	.60		5700

	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:

36-300027.0000-v082020R