PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-300038.0000 RES
F77 2025

sale

2022 MANNS BOBBI JO	2014-07-03	
2023 MANNS BOBBI JO	2014-07-03	
2024 MANNS BOBBI JO	2014-07-03	
2025 MANNS BOBBI JO	2014-07-03	CARYS W 36
551 N CENTER ST	1CT	
	$0	
KENTON OH 43326		

Eff Rate:– 50.59 — 44.66 — 47.03 — 46.74 — a/r

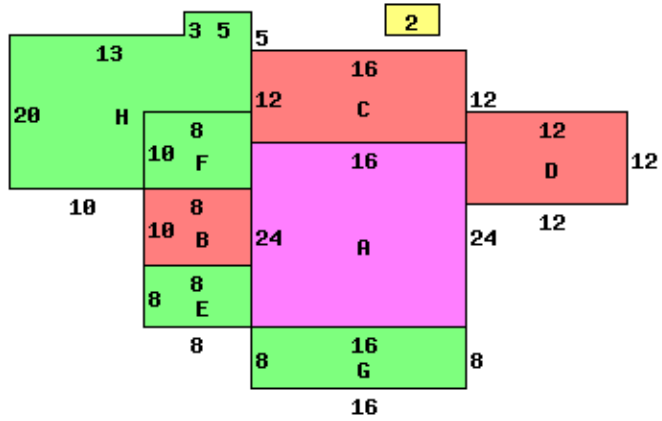
	2022	2023	2024	2025	CAMA
Tax Year					
Prop Cls	510	510	510	510	510
Acres					
Land100%	5600	8000	8000	8000	8000
Bldg100%	47910	76290	76290	76290	76280
Totl100%	53510t	84290t	84290t	84290t	84280t
Cauv100%					
Tax Value:					
Land 35%	1960	2800	2800	2800	2800
Bldg 35%	16770	26700	26700	26700	26700
Totl 35%	18730t	29500t	29500t	29500t	29500t
Hmstd35%					
Owner Oc	18.16	26.10	26.08	26.00	
Hmstd RB					
Net Tax	856.78	1186.84	1257.10	1248.72	
Sp-Asmnt	20.04	24.04	24.34	24.34	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		384		a	*MAIN
1	F/C	A		80		b	ADDTN
1	F/C	A		192		c	ADDTN
1	F/C	A		144		d	ADDTN
	EFP	P		64	2560	e	PORCH
	OFP	P		80	2400	f	PORCH
	PAT	P		128	380	g	PORCH
	DK	P		295	4430	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
343	1	2014-07-03	MANNS BOBBI JO	1CT *	0	6400	29490
398	2	2004-09-02	FLOWERS JUDY K	2AF *	0	4490	19740
526	1	1994-06-16	FLOWERS RICHARD A & JUDY	1SD	6500	15430	0

Year	Land	Bldg	Total	Net Tax
2021	1960	16770	18730	859.96
2020	1960	16770	18730	744.42

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



551 N CENTER ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	800	97750
	Part Upper	FRAME	384	21730
	Subtotal			119480
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	Extra Features	9770
Floor/Pine	X	X	Total Value	129250
Floor/Carpet	X	X		
Number of Rooms	3	2	PUB PAVED ST/RD	
Bedrooms		2		
			Neighborhood:	
Central Heat	A		Code:	3670
FORCED AIR			Dwl/Gar/NC%	1.0900
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	1H F/C		1184		C-	OLD/GD	116330	.40		76080
2	Garage	*SV M 0	12X20	240			1930	200			200

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot		78.00	136	95	120	114	8890	8000	Excess Fro

Call Back: Sign: PSN Date: 2016-01-27 Lister: