PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-300041.0000 RES
F74 2026

sale

2023 CWB RENTAL PROPERTIES	2006-08-15	
2024 CWB RENTAL PROPERTIES	2006-08-15	
2025 CWB RENTAL PROPERTIES	2006-08-15	
2026 CWB RENTAL PROPERTIES L	2006-08-15	CARYS W 39
519 CENTER ST	11	
	$0	
KENTON OH 43326		

2028 THACKER HEATHER JO	2026-08-20	
519 CENTER ST	1QC	
KENTON OH 43326		

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

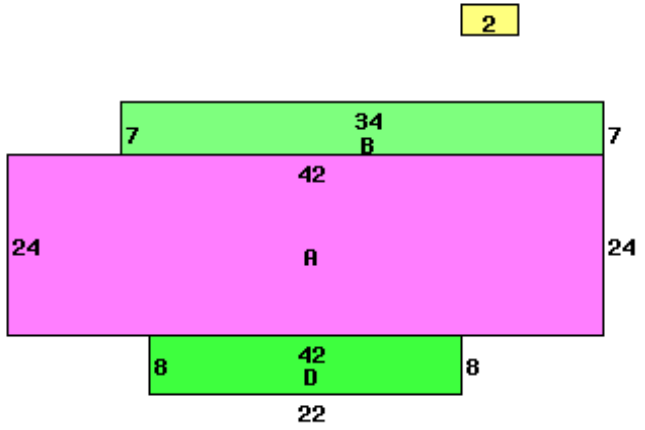
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7510	7510	7510	7510		7510	8660	8650
Bldg100%	59140	59140	59140	59140		59140	80710	80720
Totl100%	66660t	66660t	66660t	66660t		66660t	89370t	89370t
Cauv100%								
Tax Value:								
Land 35%	2630	2630	2630	2630		2630	3030	3030
Bldg 35%	20700	20700	20700	20700		20700	28250	28250
Totl 35%	23330t	23330t	23330t	23330t		23330t	31280t	31280t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	959.26	1014.78	1008.10	1008.10	1008.10			
Sp-Asmnt	21.06	30.02	30.02	30.02				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1008		a	*MAIN
	OFP	P		238	7140	b	PORCH
	CPY	P		176	1410	c	PORCH
	WDD	P		176	2640	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
365	1	2026-08-20	THACKER HEATHER JO	1QC	*	0	7510	59140
340	11	2006-08-15	CWB RENTAL PROPERTIES LL	11	*	0	5230	44000
274	1	2002-06-28	BROOKS WESLEY C	1QC	*	0	4770	33710
553	1	1998-12-28	BROOKS CAROL M	1QC	*	0	5030	24030
783	1	1996-12-26	BROOKS WESLEY C & CAROL	1WD		40000	5030	24030
478	1	1996-10-25	MARCUM TONEY D	1CT	*	0	5030	24030
807	1	1995-08-25	MARCUM TONEY D	1WD		33000	5000	21910
539	1	1990-07-06		1WD		22000	0	26510
535	1	1990-07-06		1WD		27000	0	26510

Year	Land	Bldg	Total	Net Tax
2022	1840	18160	20000	934.28
2021	1840	18160	20000	937.68

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



519 CENTER ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1008	101460
	Subtotal			101460
Metal	Roof	GABLE		

B 1 2 U A

Panelled Wall	X	Extra Features	11190
Floor/Carpet	X	Total Value	112650
Floor/Tile-Lino	L		
Number of Rooms	5	PUB PAVED ST/RD	
Bedrooms	3		
		Neighborhood:	
Central Heat	A	Code:	3670
FORCED AIR		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		1008		D+	1970FR	95750	.45		78990
2	Pole Build		20X24	480		C	1972FR	5760	.70		1730

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	66.0000	66.00	136	95	138	131	8650	8650

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

36-300041.0000-v082020R