

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-300043.0000
F72

RES
2025

sale

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

2022	MCPHERSON KEVIN D	2002-03-11
2023	MCPHERSON KEVIN D	2002-03-11
2024	MCPHERSON KEVIN D	2002-03-11
2025	ASSET BACKED SECURITIES	2024-07-25 CARYS W 41
	511 N CENTER ST	2SH
	KENTON OH 43326	\$39,334

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5260	7510	7510	7510	7520
Bldg100%	36400	50400	50400	50400	50400
Totl100%	41660t	57910t	57910t	57910t	57920t
Cauvl00%					

2026	LIDDLE MARY	2025-05-16
	511 N CENTER ST	2WD
	KENTON OH 43326	

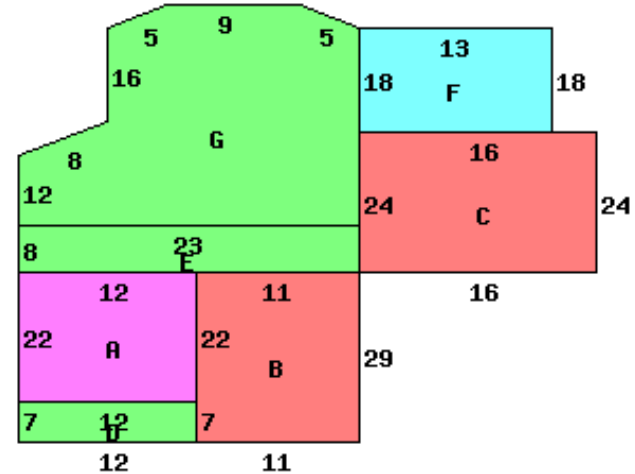
Tax Value:					
Land 35%	1840	2630	2630	2630	2630
Bldg 35%	12740	17640	17640	17640	17640
Totl 35%	14580t	20270t	20270t	20270t	20270t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	681.08	833.42	881.70	875.88	
Sp-Asmnt	20.76	20.76	740.23	29.23	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		264		a	*MAIN
1 B	F	A		319		b	ADDTN
1	F/C	A		384		c	ADDTN
	OPF	P		84	2520	d	PORCH
	RFP	P		184	7360	e	PORCH
04	F	O		234	2810	f	OTHER
	DK	P		720	10800	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
191	2	2025-05-16	LIDDLE MARY	2WD	17000	7510	50400
301	2	2024-07-25	ASSET BACKED SECURITIES C	2SH	39334	7510	50400
104	1	2002-03-11	MCPHERSON KEVIN D	1QC *	0	4770	27030
1189	3	1994-12-28	MCPHERSON JAMES L	3CT *	0	0	20310

Year	Land	Bldg	Total	Net Tax
2021	1840	12740	14580	683.56
2020	1840	12740	14580	593.72

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



511 CENTER ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	967 101520
	Part Upper	FRAME	264 16060
	Basement		291 5710
	Subtotal		123290
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	Extra Features	23490
Unfinished Wall	X	Total Value	146780
Floor/Pine	X X		
Number of Rooms	1 3 2	PUB PAVED ST/RD	
Bedrooms	2		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3670
Plumbing		Dwl/Gar/NC%	1.0900
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	FtxFt	1231	Rate	C-	Cond	Value	Dpr	Dpr	Value
	acres/	effective	depth	depth	actual	effective	extended	value	value	value
front lot	frontage	frontage	factor	factor	rate	rate	value	value	value	value
	66.0000	66.00	136	95	120	114	7520	7520	7520	7520