

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-310009.0000  
F06

RES  
2025

sale

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

2022	SCHLATTER KERRI M & B	2005-12-06
2023	SCHLATTER KERRI M & B	2005-12-06
2024	SCHLATTER KERRI M & B	2005-12-06
2025	RIALE JOCETAN & DWIGHT	2024-12-05 C-C 8
	431 N VINE ST	LWD
	KENTON OH 43326	\$153,000

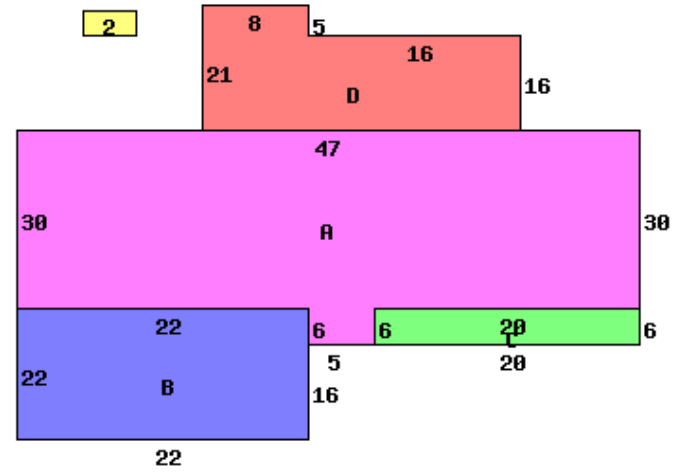
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5340	7600	7600	7600	7590
Bldg100%	119460	131740	131740	131740	131730
Totl100%	124800t	139340t	139340t	139340t	139320t
Cauvl00%					
Tax Value:					
Land 35%	1870	2660	2660	2660	2660
Bldg 35%	41810	46110	46110	46110	46110
Totl 35%	43680t	48770t	48770t	48770t	48770t
Hmstd35%	43070	48040			
Owner Oc	41.78	42.52	42.46		
Hmstd RB					
Net Tax	1998.66	1962.74	2078.90	2107.36	
Sp-Asmnt	22.24	22.24	36.59	198.25	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1440			
	F	G		484	11620	b	GRAGE
1	OFF	P		120	3600	c	PORCH
	F/C	A		424		d	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
546	1	2024-12-05	RIALE JOCETAN & DWIGHT OG	LWD	153000	7600	131740
477	1	2005-12-06	SCHLATTER KERRI M & BRET	LWD *	0	4630	96340
77	1	2002-02-21	SCHLATTER KERRI M	LQC *	0	4200	72970
130	1	2001-03-19	SCHLATTER BRETT A & KERR	LWD	82000	4200	0
295	1	2000-05-24	HOLBROOK RICHARD & RUBY	ISD	8500	4200	0
457	1	1999-08-06	JONES RICHARD E & PATRIC	LWD *	0	3540	0
1143	1	1992-12-16		LQC	1400	3510	0

Year	Land	Bldg	Total	Net Tax
2021	1870	41810	43680	2006.08
2020	1870	41810	43680	1736.64

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
540 DELQ SEWER - KENTON CORP			XA/2025
539 DELQ WATER - KENTON CORP			XA/2025
642 TRASH-KENTON CITY			XA/2025



431 N VINE ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1864 131930
	Subtotal		131930
Shingle	Roof	GABLE	
Plaster/Drywall	D		Air Conditioning 3260
Floor/Carpet	X		Plumbing 2100
Floor/Tile-Lino	X		Garages and Carports 11620
Number of Rooms	5		Extra Features 3600
Bedrooms	3		Total Value 152510
Central Heat	A		PUB PAVED ST/RD
FORCED AIR			
Central A/C	A		Neighborhood:
Plumbing			Code: 3670
Standard	1		Dwl/Gar/NC% 1.0900
Extra 3 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	FtxFt	Area	Grade	Cond	Value	Dpr	Value
2 Shed	F	18X24	1864	C	2000AV	152510	.22	129660
			432	C	1960GD	5180	.60	2070
front lot	66.0000	66.00	139	96	120	115	7590	7590