PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-310009.0000 RES
F06 2026

sale

2023	SCHLATTER KERRI M & B	2005-12-06
2024	SCHLATTER KERRI M & B	2005-12-06
2025	RIALE JOCETAN & DWIGH	2024-12-05
2026	RIALE JOCETAN & DWIGHT	2024-12-05 C-C 8
	431 N VINE ST	1WD
		$153,000
	KENTON OH 43326	

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

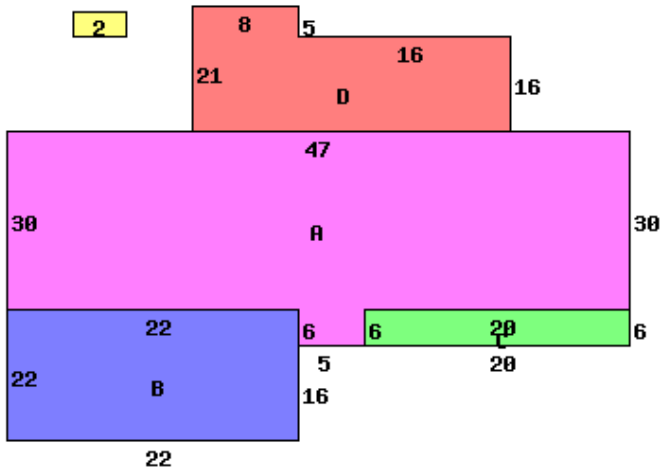
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7600	7600	7600	7600		7600	8710	8710
Bldg100%	131740	131740	131740	131740		131740	180510	180510
Totl100%	139340t	139340t	139340t	139340t		139340t	189230t	189220t
Cauv100%								
Tax Value:								
Land 35%	2660	2660	2660	2660		2660	3050	3050
Bldg 35%	46110	46110	46110	46110		46110	63180	63180
Totl 35%	48770t	48770t	48770t	48770t		48770t	66230t	66230t
Hmstd35%	48040							
Owner Oc	42.52	42.46						
Hmstd RB								
Net Tax	1962.74	2078.90	2107.36	2107.36	2107.36			
Sp-Asmnt	22.24	36.59	198.25	198.25				

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

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

Year	Land	Bldg	Total	Net Tax
2022	1870	41810	43680	1998.66
2021	1870	41810	43680	2006.08

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1864	131930
	Subtotal			131930
Shingle	Roof	GABLE		

B 1 2 U A

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 FORCED AIR	A	PUB PAVED ST/RD	
Central A/C	A	Neighborhood:	
Plumbing		Code:	3670
Standard	1	Dwl/Gar/NC%	1.5000
Extra 3 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1864		C	2000AV	152510	.22		178440
2	Shed	F	18X24	432		C	1960GD	5180	.60		2070

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	66.0000	66.00	139	96	138	132	8710	8710

Call Back: Sign: PSN Date: 2015-12-03 Lister:

36-310009.0000-v082020R