PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-310011.0000 RES
F04 2025

sale

2022	BUROKER DONALD MACK	2012-04-18
2023	BUROKER DONALD MACK	2012-04-18
2024	BUROKER DONALD MACK	2012-04-18
2025	BUROKER DONALD MACK	2012-04-18 C-C 10
	417 N VINE ST	1WD
		$20,000
	KENTON OH 43326	

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

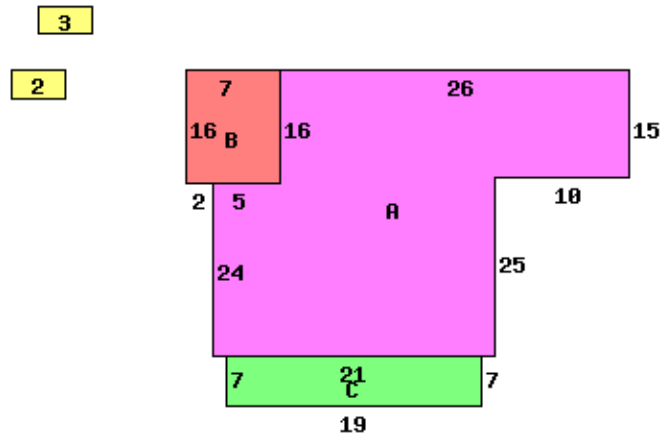
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5340	7600	7600	7600	7590
Bldg100%	39630	59260	59260	59260	59270
Totl100%	44970t	66860t	66860t	66860t	66860t
Cauv100%					
Tax Value:					
Land 35%	1870	2660	2660	2660	2660
Bldg 35%	13870	20740	20740	20740	20740
Totl 35%	15740t	23400t	23400t	23400t	23400t
Hmstd35%					
Owner Oc	15.26	20.70	20.68	20.62	
Hmstd RB					
Net Tax	720.00	941.42	997.16	990.50	
Sp-Asmnt	20.82	20.82	30.04	30.04	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		910		a	*MAIN
1	F/C	A		112		b	ADDTN
	OFP	P		133	3990	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
149	1	2012-04-18	BUROKER DONALD MACK	1WD		20000	6060	29890
43	1	2010-02-03	WEAVER PHILLIP L	1WD	*	15000	4970	42110
447	1	2009-10-13	FANNIE MAE	1SH	*	19000	4970	42110
659	1	2007-12-04	BOISE BRADLEY R	1WD		50000	4630	40140
386	1	2006-06-19	WEAVER PHILLIP L	1WD		25000	4630	40140
314	1	2006-05-24	GREEN TREE SER	1SH		28423	4630	40140
286	1	1998-05-20	COLLETT RONALD	1WD		38900	4430	21260
193	1	1993-03-19	WEAVER PHILLIP L & DEBOR	1QC	*	0	0	16200
1043	1	1991-12-16		1WD		25000	0	16200
793	1	1991-10-02		1UN	*	13000	0	16200
245	1	1990-04-02		1WD	*	8500	16200	0

Year	Land	Bldg	Total	Net Tax
2021	1870	13870	15740	722.68
2020	1870	13870	15740	625.58

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



417 N VINE ST 43326

Occupancy 1 Single Family

Story Height 1

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1022	102860
	Basement		64	1570
	Subtotal			104430
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	Air Conditioning	1790
Unfinished Wall	X	Extra Features	3990
Floor/Carpet	X	Total Value	110210
Floor/Tile-Lino	L		
Number of Rooms	1 6	PUB PAVED ST/RD	
Bedrooms	3	PUB SIDEWALK	
Central Heat	A	Neighborhood:	
		Code:	3670
Central A/C	A	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	1 B F		1022		C-	OLD/AV	99190	.55		48650
2	Shed		16X20	320		D	OLD/AV	3070	.65		1070
3	Garage		20X24	480		D	2022AV	9220	.05		9550

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	66.0000	66.00	139	96	120	115	7590	7590

Call Back: Sign: PSN Date: 2015-12-03 Lister: 36-310011.0000-v082020R