PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-310025.0000 RES
F34 2026

sale

2023	BRIEN KRISTINA G & JO	2016-06-10
2024	BRIEN KRISTINA G & JO	2016-06-10
2025	BRIEN KRISTINA G & JO	2016-06-10
2026	BRIEN KRISTINA G & JOHN	2016-06-10 C-C 24
	512 GROVE ST	1WD
		$0
	KENTON OH 43326	

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

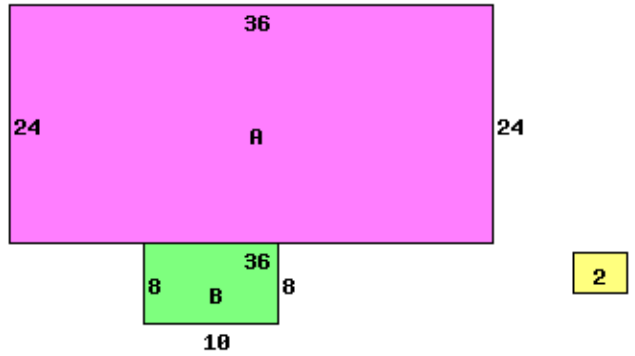
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4890	4890	4890	4890		4890	5600	5610
Bldg100%	30430	30430	30430	30430		30430	41860	41860
Totl100%	35310t	35310t	35310t	35310t		35310t	47460t	47470t
Cauv100%								
Tax Value:								
Land 35%	1710	1710	1710	1710		1710	1960	1960
Bldg 35%	10650	10650	10650	10650		10650	14650	14650
Totl 35%	12360t	12360t	12360t	12360t		12360t	16610t	16610t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	508.18	537.64	534.10	534.10	534.10			
Sp-Asmnt	20.78	27.19	27.19	27.19				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		864		a	*MAIN
	DK	P		80	1200	b	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
236	1	2016-06-10	BRIEN KRISTINA G & JOHN C	1WD *	0	3910	29170
342	1	2015-09-03	FEDERAL NATIONAL MORTGAGE	1WD *	0	3910	29170
192	6	2015-05-04	WHITAKER CHARLES	6CT *	0	3910	29170
506	1	1998-08-28	WHITAKER L M & CHARLES	1WD	37600	4940	31830

Year	Land	Bldg	Total	Net Tax
2022	1210	13830	15040	702.58
2021	1210	13830	15040	705.14

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



512 GROVE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	864	98480
	Subtotal			98480
Shingle	Roof	GABLE		

B 1 2 U A

Panelled Wall	X	Extra Features	1200
Floor/Carpet	X	Total Value	99680
Number of Rooms	4		
Bedrooms	2	PUB PAVED ST/RD	
		PUB SIDEWALK	
Central Heat	A		
FORCED AIR		Neighborhood:	
Plumbing		Code:	3670
Standard	1	Dwl/Gar/NC%	1.5000

	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		864		D	1950FR	79740	.65		41860
2	Shed	*PP	8X8	64			2020AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		61.00	66	67	138	92	5610	5610

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