PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-310028.0000 RES
F59 2026

sale

2023	HASTINGS TIMOTHY A &	2015-05-20
2024	HASTINGS TIMOTHY A &	2015-05-20
2025	HASTINGS TIMOTHY A &	2015-05-20
2026	HASTINGS TIMOTHY A & KI	2015-05-20 C-C 27
	440 CENTER ST	1SD
		$16,500
	KENTON OH 43326	

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

	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7510	7510	7510	7510		7510	8660	8650
Bldg100%	1660	1660	1660	1660		1660	1660	1670
Totl100%	9170t	9170t	9170t	9170t		9170t	10310t	10320t
Cauv100%								
Tax Value:								
Land 35%	2630	2630	2630	2630		2630	3030	3030
Bldg 35%	580	580	580	580		580	580	580
Totl 35%	3210t	3210t	3210t	3210t		3210t	3610t	3610t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	132.00	139.62	138.70	138.70	138.70			
Sp-Asmnt	20.52	24.83	24.83	24.83				

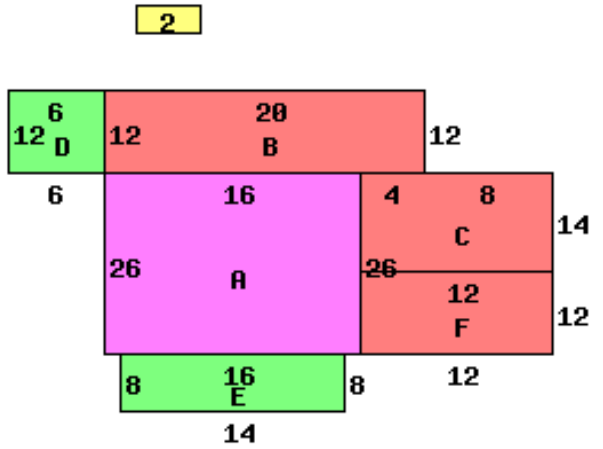
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		416		a	*MAIN
1 B	F	A		240		b	ADDTN
1 B	F	A		168		c	ADDTN
	EFP	P		72	2880	d	PORCH
	OFP	P		112	3360	e	PORCH
1	F/C	A		144		f	ADDTN

GAS SPACE HEATER-1ST ONLY

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
231	1	2015-05-20	HASTINGS TIMOTHY A & KIMB	1SD	*	16500	6000	24570
141	1	2005-04-22	MCDANIELS EMMETT K	1CT	*	0	4230	23630
400	0	1986-06-04			*	6500	0	13910

Year	Land	Bldg	Total	Net Tax
2022	1840	580	2420	113.04
2021	1840	8200	10040	470.72

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



440 CENTER ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	968	101620
	Part Upper	FRAME	416	22960
	Basement		144	3180
	Subtotal			127760
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P P	Heating	-1780
Unfinished Wall	X	Extra Features	6240
Floor/Tile-Lino	L L	Total Value	132220
Number of Rooms	1 5 2		
Bedrooms	1 2	PUB PAVED ST/RD	
Plumbing		Neighborhood:	
Standard	1	Code:	3670
		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	*HB F		1384		C-	OLD/FR	119000	.65		1670
2	Shed	*PP F 0	8X10	80			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	66.0000	66.00	136	95	138	131	8650	8650

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

36-310028.0000-v082020R