

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-310032.0000
F63

RES
2025

sale

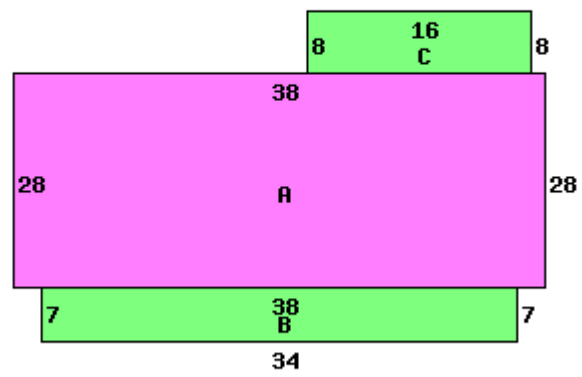
Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

| | |
|--------------------|-------------------|
| 2022 MAGANN RICHY | 2002-04-09 |
| 2023 MAGANN RICHY | 2002-04-09 |
| 2024 MAGANN RICHIE | 2002-04-09 |
| 2025 MAGANN RICHIE | 2002-04-09 C-C 31 |
| 410 CENTER ST | 1 |
| KENTON OH 43326 | \$42,000 |

| | | | | | | |
|------------|--------|---------|---------|---------|---------|--------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | | |
| Land100% | 5260 | 7510 | 7510 | 7510 | 7510 | 7520 |
| Bldg100% | 55770 | 66770 | 66770 | 66770 | 66770 | 66770 |
| Totl100% | 61030t | 74290t | 74290t | 74290t | 74290t | 74290t |
| Cauvl00% | | | | | | |
| Tax Value: | | | | | | |
| Land 35% | 1840 | 2630 | 2630 | 2630 | 2630 | 2630 |
| Bldg 35% | 19520 | 23370 | 23370 | 23370 | 23370 | 23370 |
| Totl 35% | 21360t | 26000t | 26000t | 26000t | 26000t | 26000t |
| Hmstd35% | | | | | | |
| Owner Oc | | | | 22.92 | 22.92 | |
| Hmstd RB | | | | | | |
| Net Tax | 997.80 | 1069.02 | 1130.94 | 1100.56 | 1100.56 | |
| Sp-Asmnt | 21.11 | 21.11 | 30.71 | 30.71 | | |

| | | | | | | | |
|-------------------------------|------|------------|--------------|---------------|--------|---------|---------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 1 | F/C | M | | 1064 | | | |
| | OPF | P | | 238 | 7140 | b | PORCH |
| | DK | P | | 128 | 1920 | c | PORCH |
| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
| 185 | 1 | 2002-04-09 | MAGANN RICHY | 1 | 42000 | 4200 | 29860 |
| Year | Land | Bldg | Total | Net Tax | | | |
| 2021 | 1840 | 19520 | 21360 | 1001.44 | | | |
| 2020 | 1840 | 19520 | 21360 | 869.84 | | | |
| p r o j e c t | | | | ben acres | / | % | factor |
| 902 MAIN DISTRICT CONSERVANCY | | | | XA/2025 | | | |
| 500 HARDIN COUNTY LANDFILL | | | | XA/2025 | | | |

2



410 CENTER ST 43326

| | | |
|---------------------------|------------------------|-----------------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS | |
| Story Height 1 | Sq-Ft | Value |
| Floor Level | 1064 | 102360 |
| Shingle | Main Subtotal | 102360 |
| | Roof | |
| Plaster/Drywall | P | Air Conditioning 1970 |
| Panelled Wall | X | Extra Features 9060 |
| Floor/Hardwood | X | Total Value 113390 |
| Floor/Carpet | X | |
| Number of Rooms | 5 | PUB PAVED ST/RD |
| Bedrooms | 2 | PUB SIDEWALK |
| Central Heat | A | Neighborhood: |
| GRAV AIR | | Code: 3670 |
| Central A/C | A | Dwl/Gar/NC% 1.0900 |
| Plumbing | | |
| Standard | 1 | |

| | | | | | | | | |
|------------|-----------------|--------------------|-------|-------------|----------------|----------------|------------|-------|
| Bldg Type | SHB+Cons | DixHt | Unit | Blt/Renov | Replace | Phy | Fnc | True |
| 1 DWELLING | 1 F/C | 1064 | D | 1954AV | 90710 | .42 | | 57350 |
| 2 Garage | FG | 30X24 | 720 | 2004AV | 17280 | .50 | | 9420 |
| front lot | acres/ frontage | effective frontage | depth | actual rate | effective rate | extended value | true value | |
| | 66.0000 | 66.00 | 136 | 95 | 114 | 7520 | 7520 | |