PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-310032.0000 RES
F63 2026

sale

2023 MAGANN RICHY	2002-04-09	
2024 MAGANN RICHIE	2002-04-09	
2025 MAGANN RICHIE	2002-04-09	
2026 MAGANN RICHIE	2002-04-09	C-C 31
410 CENTER ST	1	
	$42,000	
KENTON OH 43326		

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

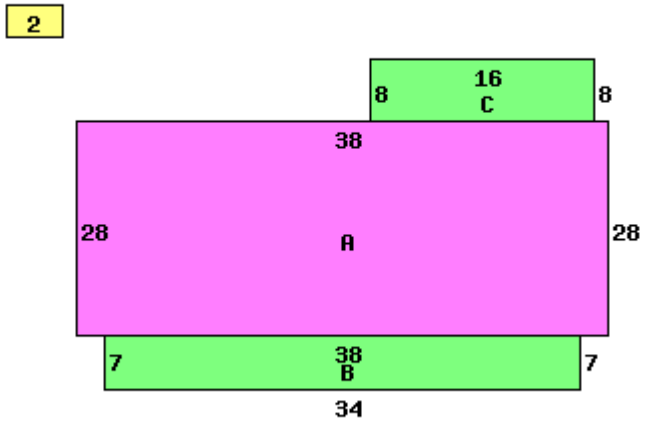
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7510	7510	7510	7510		7510	8660	8650
Bldg100%	66770	66770	66770	66770		66770	91890	91880
Totl100%	74290t	74290t	74290t	74290t		74290t	100540t	100530t
Cauv100%								
Tax Value:								
Land 35%	2630	2630	2630	2630		2630	3030	3030
Bldg 35%	23370	23370	23370	23370		23370	32160	32160
Totl 35%	26000t	26000t	26000t	26000t		26000t	35190t	35190t
Hmstd35%								
Owner Oc			22.92	22.92	22.92			
Hmstd RB								
Net Tax	1069.02	1130.94	1100.56	1100.56	1100.56			
Sp-Asmnt	21.11	30.71	30.71	30.71				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1064		a	*MAIN
	OFP	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
2022	1840	19520	21360	997.80
2021	1840	19520	21360	1001.44

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



410 CENTER ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1064	102360
	Subtotal			102360
Shingle	Roof	GABLE		

B 1 2 U A

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%	1.5000
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 F/C		1064		D	1954AV	90710	.42		78920
2	Garage	FG	30X24	720		C	2004AV	17280	.50		12960

	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:

36-310032.0000-v082020R