

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-310053.0000
F116

RES
2025

sale

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

2022 BOPP MELISSA	2017-05-17
2023 BRACE LORI & GARY	2022-06-06
2024 BRACE LORI & GARY	2022-06-06
2025 BRACE LORI & GARY	2022-06-06 C-C 52
432 N OAK ST	1FD
KENTON OH 43326	\$30,901

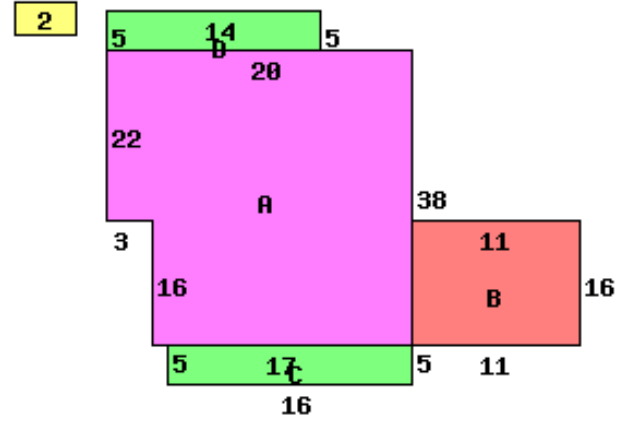
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5200	7460	7460	7460	7460
Bldg100%	3460	27860	27860	27860	27860
Totl100%	8660t	35310t	35310t	35310t	35320t
Cauv100%					
Tax Value:					
Land 35%	1820	2610	2610	2610	2610
Bldg 35%	1210	9750	9750	9750	9750
Totl 35%	3030t	12360t	12360t	12360t	12360t
Hmstd35%					
Owner Oc	2.94				
Hmstd RB					
Net Tax	138.60	508.18	537.64	534.10	
Sp-Asmnt	20.17	20.17	27.19	27.19	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		712			
1	F/C	A		176		b	ADDTN
	OPF	P		80	2400	c	PORCH
	DK	P		70	1050	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
280	1	2022-06-06	BRACE LORI & GARY	1FD	30901	5200	3460
225	1	2017-05-17	BOPP MELISSA	1WD	12000	5940	13570
379	1	2001-08-17	THOMAS BETTY M	1CT *	0	3830	10230
310	1	1994-04-22	THOMAS GARY	1WD *	6500	0	10510
305	1	1991-05-01		1UN *	4500	0	9510

Year	Land	Bldg	Total	Net Tax
2021	1820	1210	3030	139.12
2020	1820	1210	3030	120.44

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



432 N OAK ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level		
Main	FRAME	888 101210
Basement		178 3750
Subtotal		104960
Shingle	Roof	GABLE
B 1 2 U A		
Plaster/Drywall	P	Heating -1010
Unfinished Wall	X	Extra Features 3450
Floor/Pine	X	Total Value 107400
Number of Rooms	5	
Bedrooms	2	PUB PAVED ST/RD
Plumbing		Neighborhood:
Standard	1	Code: 3670
		Dwl/Gar/NC% 1.0900

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B F	Area	Rate		Cond	Value			27860
2 Shed	*NV MT 0	10X14	140		OLD/FR	91290	.65	.20	0
front lot	66.0000	effective frontage	depth	actual factor	effective rate	extended value			7460

Call Back:

Sign: PSN Date: 2015-12-04 Lister:

36-310053.0000-v082020R