PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-360008.0000 RES
X10 2026

sale

2023	WYNDHAM JANE & JENNIF	2020-04-09
2024	BATTLES BRITTAN & JES	2023-06-20
2025	BATTLES BRITTAN & JES	2023-06-20
2026	BATTLES BRITTAN & JESSI	2023-06-20 ASHTONS 12
	345 N MARKET ST	1SD PART VAC ALLEY
		$163,000
	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%	7570	7570	7570	7570		7570	8710	8710
Bldg100%	158340	158340	158340	158340		158340	217890	217890
Totl100%	165910t	165910t	165910t	165910t		165910t	226600t	226600t
Cauv100%								
Tax Value:								
Land 35%	2650	2650	2650	2650		2650	3050	3050
Bldg 35%	55420	55420	55420	55420		55420	76260	76260
Totl 35%	58070t	58070t	58070t	58070t		58070t	79310t	79310t
Hmstd35%								
Owner Oc	51.38							
Hmstd RB								
Net Tax	2336.26	2525.90	2509.24	2509.24	2509.24			
Sp-Asmnt	21.40	38.99	38.99	38.99				

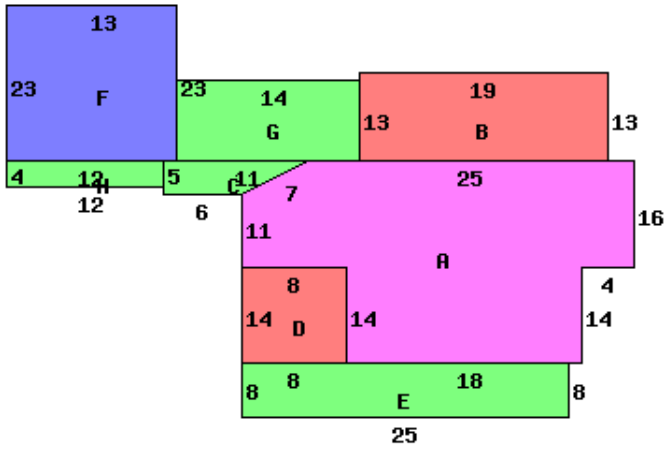
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		720		a	*MAIN
1 B	F	A		247		b	ADDTN
	CAN	P		43	340	c	PORCH
1	F/C	A		112		d	ADDTN
	OFP	P		200	6000	e	PORCH
B	F	G		299	7180	f	GRAGE
	EFP	P		168	6720	g	PORCH
	RFX	P		48	480	h	PORCH

2019 DUPL ADDED PART VAC ALLEY

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
240	1	2023-06-20	BATTLES BRITTAN & JESSICA	1SD		163000	5290	84290
157	1	2020-04-09	WYNDHAM JANE & JENNIFER N	1SD		150000	5030	59970
10	1	2019-01-10	4D VENTURES LLC	1WD		18000	4510	59970
386	1	1994-05-10	BARKER TERRY L & PAMELA	1SD		48000	0	38910
282	1	1993-04-15	WILLEKE ROBERT C	1WD	*	0	0	32510
867	1	1989-10-10		1UN	*	0	0	32510

Year	Land	Bldg	Total	Net Tax
2022	1850	29500	31350	1434.04
2021	1850	29500	31350	1439.40

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



345 N MARKET ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1079	103800
	Full Upper	FRAME	720	54360
	Basement		1266	23430
	Subtotal			181590
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Pine		X	X		
Floor/Carpet		X			
Floor/Tile-Lino		X	X		
Number of Rooms	3	4	3		
Bedrooms			3		
Central Heat			X		
FORCED AIR					
Central A/C			A		
Plumbing					
Standard		1			
Extra 3 Fixture		1			
Extra Fixture		1			

Heating	-890
Air Conditioning	3290
Plumbing	2800
Garages and Carports	7180
Extra Features	13540
Total Value	207510
PUB ELECTRIC	
PUB GAS	
PUB WATER	
PUB SIDEWALK	
Neighborhood:	
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	2 B F		1799		C	1910VG	207510	.30		217890

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	67.0000	67.00	132	94	138	130	8710	8710

Call Back: Sign: PSN Date: 2014-11-19 Lister: