PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-370010.0000 RES
Y110 2025

sale

2022 CLARK TIMOTHY A & LOR	2002-08-07	
2023 CLARK TIMOTHY A & LOR	2002-08-07	
2024 CLARK TIMOTHY A & LOR	2002-08-07	
2025 CLARK TIMOTHY A & LORI	2002-08-07	FINKS PT VAC ALLEY 2
409 N MARKET ST	1WD	
	$0	
KENTON OH 43326		

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4490	6430	6430	6430	6440
Bldg100%	75860	105540	105540	105540	105530
Totl100%	80340t	111970t	111970t	111970t	111970t
Cauv100%					
Tax Value:					
Land 35%	1570	2250	2250	2250	2250
Bldg 35%	26550	36940	36940	36940	36940
Totl 35%	28120t	39190t	39190t	39190t	39190t
Hmstd35%				38240	
Owner Oc	27.28	34.68	34.64	33.72	hmstd 2250 l 35990 b
Hmstd RB					
Net Tax	1286.30	1576.68	1670.02	1659.70	
Sp-Asmnt	21.45	21.45	34.12	34.12	

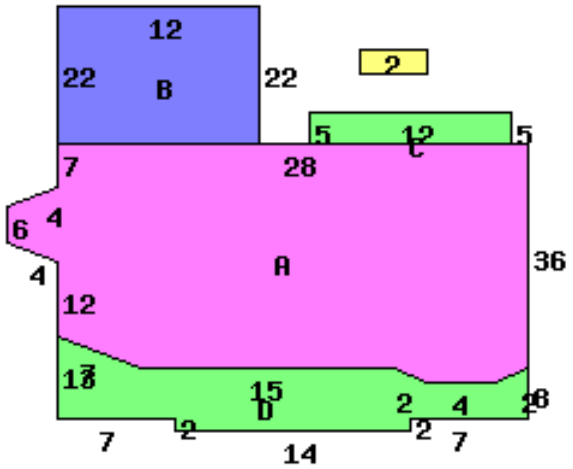
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BA	F	M		1035		a	*MAIN
C	B	G		264	7390	b	GRAGE
	OFP	P		60	1800	c	PORCH
	OFP	P		253	7590	d	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
328	1	2002-08-07	CLARK TIMOTHY A & LORI A	1WD	*	0	4060	46430
233	1	1997-06-11	CLARK TIMOTHY A	1QC	*	0	4290	29770
1221	1	1995-12-12	CLARK TIMOTHY A & JESSIC	1SD		69900	4310	28800

Year	Land	Bldg	Total	Net Tax
2021	1570	26550	28120	1291.08
2020	1570	26550	28120	1117.64

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



409 N MARKET ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1035	104170
	Full Upper	FRAME	1035	62460
	Qtr Story	FRAME	1035	4040
	Basement		1035	19290
	Subtotal			189960
Shingle	Roof	GABLE		

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

Air Conditioning	3620
Plumbing	1400
Garages and Carports	7390
Extra Features	9390
Total Value	211760
PUB SIDEWALK	
Topo: HIGH	
Neighborhood:	
Code:	3670
Dwl/Gar/NC%	1.0900

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 BAF		2070		C+	1904AV	232940	.55	.10	102830
2	P	DK	20X20	400		C	2000AV	6000	.55		2700

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	57.0000	57.00	132	94	120	113	6440	6440

Call Back: Sign: PSN Date: 2015-04-24 Lister:

36-370010.0000-v082020R