PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-380034.0000 RES
Y128 2026

sale

2023 CWB RENTAL PROPERTIES	2007-06-05	
2024 CWB RENTAL PROPERTIES	2007-06-05	
2025 CWB RENTAL PROPERTIES	2007-06-05	
2026 CWB RENTAL PROPERTIES L	2007-06-05	MERRIMANS E PT 14-16
549 N MARKET ST	1WD	
	$48,500	
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%	9660	9660	9660	9660		9660	11060	11070
Bldg100%	79660	79660	79660	79660		79660	109600	109610
Totl100%	89310t	89310t	89310t	89310t		89310t	120660t	120680t
Cauv100%								
Tax Value:								
Land 35%	3380	3380	3380	3380		3380	3870	3870
Bldg 35%	27880	27880	27880	27880		27880	38360	38360
Totl 35%	31260t	31260t	31260t	31260t		31260t	42230t	42240t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1285.30	1359.74	1350.76	1350.76	1350.76			
Sp-Asmnt	23.59	32.07	32.07	32.07				

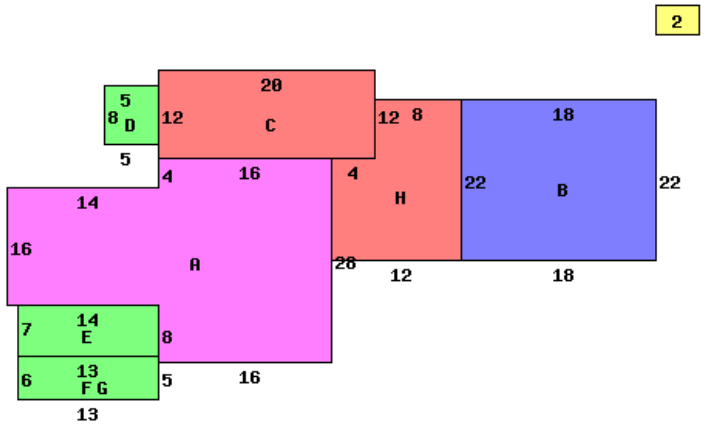
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1TB	F	M		672		a	*MAIN
	F	G		396	9500	b	GRAGE
1	F/C	A		240		c	ADDTN
	DK	P		40	600	d	PORCH
	EFP	P		91	3640	e	PORCH
	CAN	P		78	620	f	PORCH
	STP	P		78	310	g	PORCH
1	F/C	A		232		h	ADDTN

#: 35 & 36, L/W
3638003500000
3638003600000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
277	1	2007-06-05	CWB RENTAL PROPERTIES LL	1WD		48500	8370	58110
35	1	2007-01-24	HOUSEHOLD REALTY CORP	1		43333	8370	58110
192	1	2003-04-22	COLE DELMER & BAUM JOELL	1WD		80100	7630	52800
490	1	1996-11-01	GOULD JAMES W	1CT	*	0	8000	31340

Year	Land	Bldg	Total	Net Tax
2022	2350	20970	23320	1089.36
2021	2350	20970	23320	1093.32

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



549 N MARKET ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	1144	105580
	Part Upper	FRAME	672	38590
	Basement		168	3540
	Subtotal			147710
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Garages and Carports	9500
Panelled Wall	X X	Extra Features	5170
Unfinished Wall	X	Total Value	162380
Floor/Tile-Lino	L		
Number of Rooms	1 5 3	PUB SIDEWALK	
Bedrooms	3		
		Neighborhood:	
Central Heat	A	Code:	3670
FORCED AIR		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	1TB F		1816		C	1910AV	162380	.55		109610
2	Shed	*PP	8X8	64			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot	127.0000	127.00	95	79	138	109	13840	11070	Topography

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