PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-390034.0000 RES
Y23 2026

sale

2023 MUNCIE C RICHARD	2007-09-05	
2024 MUNCIE C RICHARD	2007-09-05	
2025 MUNCIE C RICHARD	2007-09-05	
2026 MUNCIE C RICHARD	2007-09-05	PT SE 1/4 NW 1/4 33
645 N DETROIT ST	1WD	SEE PCL 36-390034.01 FOR
	$66,000	REST OF SPECIAL ASSESSMEN
KENTON OH 43326		

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

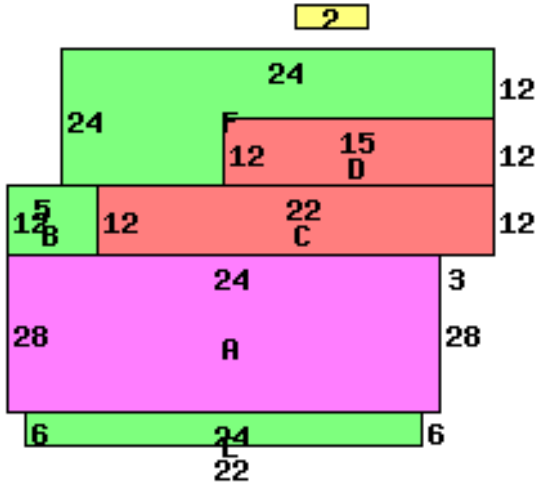
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	9060	9060	9060	9060		9060	9060	9070
Bldg100%	81830	81830	81830	81830		81830	110800	110790
Totl100%	90890t	90890t	90890t	90890t		90890t	119860t	119860t
Cauv100%								
Tax Value:								
Land 35%	3170	3170	3170	3170		3170	3170	3170
Bldg 35%	28640	28640	28640	28640		28640	38780	38780
Totl 35%	31810t	31810t	31810t	31810t		31810t	41950t	41950t
Hmstd35%								
Owner Oc	28.16	28.12	28.04	28.04	28.04			
Hmstd RB								
Net Tax	1279.76	1355.54	1346.50	1346.50	1346.50			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		672		a	*MAIN
	EFP	P		60	2400	b	PORCH
1 B	F	A		264		c	ADDTN
1	F/C	A		180		d	ADDTN
	OFP	P		132	3960	e	PORCH
	DK	P		396	5940	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
469	1	2007-09-05	MUNCIE C RICHARD	1WD		66000	6340	47890
171	1	2007-04-12	RATLIFF GENE & BERNIECE	1SH		31400	6340	47890
615	1	1999-10-08	BELTZ MATTHEW & AMY	1WD		60200	6060	26970
569	1	1999-10-07	WEAVER PHILLIP & DEBORAH	1WD	*	0	6060	26970
52	1	1999-02-12	SECRETARY VA	1DQ	*	0	6060	26970
83	1	1998-02-25	KERNS HAROLD D	1QC	*	0	6060	26970
49	1	1995-01-24	KERNS JR HAROLD DEAN & J	1WD		66050	0	31230

Year	Land	Bldg	Total	Net Tax
2022	2780	20060	22840	1044.78
2021	2780	20060	22840	1048.66

project			ben acres	/ %	factor
131	BLANCHARD RIVER MAINT	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			
235	KELLOGG #983 - BLANCHARD	XA/2025			



645 N DETROIT ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1116	103000
	Full Upper	FRAME	672	52250
	Basement		768	14370
	Subtotal			169620
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	
Panelled Wall	X		
Unfinished Wall	X		
Floor/Hardwood	X	X	
Floor/Carpet	X	X	
Number of Rooms	1	5	3
Bedrooms			3
Central Heat			A
FORCED AIR			
Plumbing			
Standard			1

Extra Features	12300
Total Value	181920
PUB ELECTRIC	
PUB GAS	
PUB WATER	
PUB SEWER	
PUB SIDEWALK	
Neighborhood:	
Code:	3720
Dwl/Gar/NC%	1.3000

	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		1788		C	OLD/AV	181920	.55		106420
2	Garage	CB 0	20X20	400		C	OLD/AV	9600	.65		4370

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	42.0000	42.00	311	120	180	216	9070	9070

Call Back: Sign: PSN Date: 2015-04-23 Lister:

36-390034.0000-v082020R