

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-390034.0000
Y23

RES
2025

sale

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

2022	MUNCIE C RICHARD	2007-09-05
2023	MUNCIE C RICHARD	2007-09-05
2024	MUNCIE C RICHARD	2007-09-05
2025	MUNCIE C RICHARD	2007-09-05
645 N DETROIT ST		
KENTON OH 43326		
2007-09-05 PT SE 1/4 NW 1/4 33		
LWD SEE PCL 36-390034.01 FOR		
\$66,000	REST OF SPECIAL ASSESMEN	

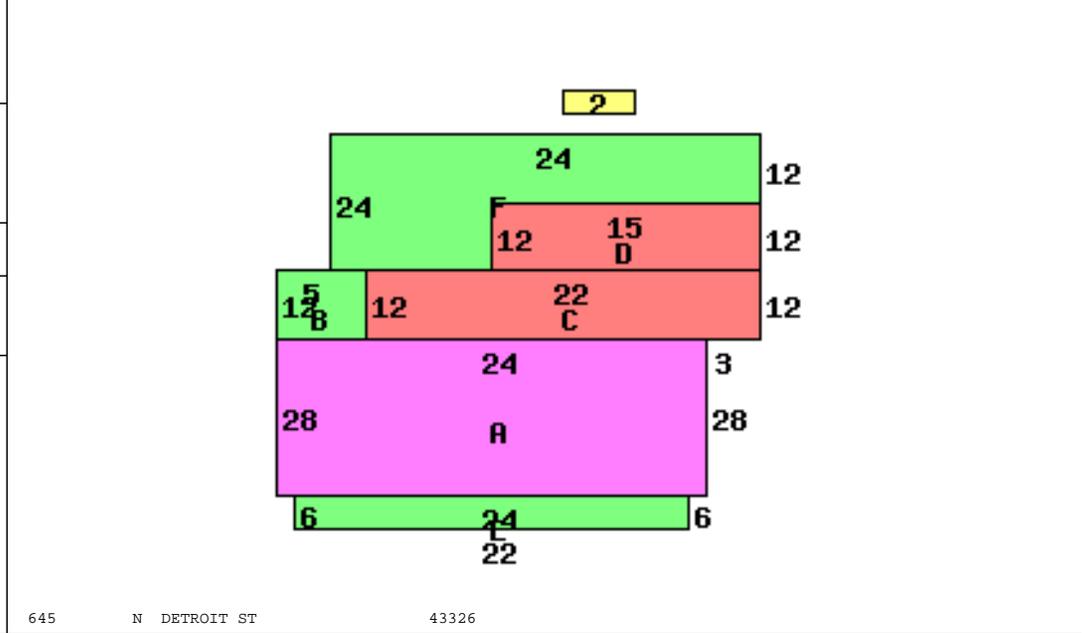
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	7940	9060	9060	9060	9070
Land100%	57310	81830	81830	81830	81820
Bldg100%	65260t	90890t	90890t	90890t	90890t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	2780	3170	3170	3170	3170
Bldg 35%	20060	28640	28640	28640	28640
Totl 35%	22840t	31810t	31810t	31810t	31810t
Hmstd35%					
Owner Oc	22.16	28.16	28.12	28.04	
Hmstd RB					
Net Tax	1044.78	1279.76	1355.54	1346.50	
Sp-Asmnt	21.00	25.00	21.00	24.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		672			
	EFP	P		60	2400	b	PORCH
1 B	F	A		264		c	ADDTN
1	F/C	A		180		d	ADDTN
	OPF	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	LWD	66000	6340	47890
171	1	2007-04-12	FATLIF GENE & BERNIECE	LSH	31400	6340	47890
615	1	1999-10-08	BELTZ MATTHEW & AMY	LWD	60200	6060	26970
569	1	1999-10-07	WEAVER PHILLIP & DEBORAH	LWD *	0	6060	26970
52	1	1999-02-12	SECRETARY VA	LDO *	0	6060	26970
83	1	1998-02-25	KERNS HAROLD D	LQC *	0	6060	26970
49	1	1995-01-24	KERNS JR HAROLD DEAN & J	LWD	66050	0	31230

Year	Land	Bldg	Total	Net Tax
2021	2780	20060	22840	1048.66
2020	2780	20060	22840	907.78

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	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1116 103000
	Full Upper	FRAME	672 52250
	Basement		768 14370
	Subtotal		169620
Shingle	Roof	GABLE	
Plaster/Drywall	X X		Extra Features 12300
Panelled Wall	X		Total Value 181920
Unfinished Wall	X		
Floor/Hardwood	X X		PUB ELECTRIC
Floor/Carpet	X X		PUB GAS
Number of Rooms	1 5 3		PUB WATER
Bedrooms	3		PUB SEWER
			PUB SIDEWALK
Central Heat	A		
FORCED AIR			Neighborhood:
Plumbing			Code: 3720
Standard	1		Dwl/Gar/NC% .9600

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F	1788			C	OLD/AV	181920	.55		78590
2 Garage	CB 0	20X20	400		C	OLD/AV	9600	.65		3230
front lot	acres/ frontage	effective frontage	depth	actual depth	effective factor	actual rate	effective rate	extended value	true value	
	42.0000	42.00	311	120		180	216	9070	9070	