PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-400012.0000 RES
L53 2025

sale

2022 JOSEPH ELMER Y & SHEL	2008-12-22	
2023 JOSEPH ELMER Y & SHEL	2008-12-22	
2024 JOSEPH SANDRA LYNN	2023-04-17	
2025 JOSEPH SANDRA LYNN	2023-04-17 FOGLES 2ND 9	
509 E KING ST	1WD	
	$50,000	
KENTON OH 43326		

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

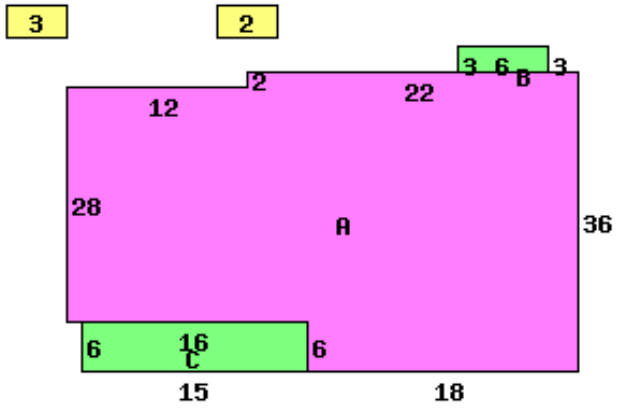
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	6000	6830	6830	6830	6840
Bldg100%	42740	67970	67970	67970	67960
Totl100%	48740t	74800t	74800t	74800t	74800t
Cauv100%					
Tax Value:					
Land 35%	2100	2390	2390	2390	2390
Bldg 35%	14960	23790	23790	23790	23790
Totl 35%	17060t	26180t	26180t	26180t	26180t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	796.94	1076.42	1138.76	1131.24	
Sp-Asmnt	20.94	20.94	31.03	31.03	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1104		a	*MAIN
	EFP	P		18	720	b	PORCH
	OFP	P		90	2700	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
135	1	2023-04-17	JOSEPH SANDRA LYNN	1WD		50000	6000	42740
619	1	2008-12-22	JOSEPH ELMER Y & SHELVA	1SD	*	34000	7000	48430
537	1	2008-10-24	WEAVER PHILLIP L	1WD	*	19200	7000	48440
377	1	2008-07-24	HSBC BANK USA NATIONAL A	1DD	*	25667	6600	46170
591	1	2005-09-02	ARNETT SHAWN & KRISTI	1SD		61300	6000	38800
338	1	2001-07-10	CRISP KIM R	1WD		55000	6000	32030
408	1	1991-05-29		1UN	*	30000	0	22310
705	0	1986-08-29			*	15000	0	21510
652	0	1986-08-15			*	0	0	21510

Year	Land	Bldg	Total	Net Tax
2021	2100	14960	17060	799.84
2020	2100	14960	17060	694.72

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



509 E KING ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1104	101890
	Basement		276	5420
	Subtotal			107310
Metal	Roof	GABLE		

	B 1 2 U A		
Plaster/Drywall	P	Extra Features	3420
Unfinished Wall	X	Total Value	110730
Floor/Pine	X		
Floor/Carpet	X	PUB SIDEWALK	
Number of Rooms	1 5		
Bedrooms	2	Neighborhood:	
		Code:	3620
Central Heat	A	Dwl/Gar/NC%	1.1200
FORCED AIR			
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	1 B F			1104		C-	OLD/GD	99660	.40		66970
2	Shed			12X20	240		D	OLD/FR	2300	.70		690
3	Shed	*SV	0	12X16	192			OLD/	300			300

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		60.00	136	95	120	114	6840	6840

Call Back: Sign: PSN Date: 2015-03-25 Lister:

36-400012.0000-v082020R