PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-400016.0000 RES
L59 2026

sale

2023 PERKINS HOBERT A	2022-08-09	
2024 PERKINS HOBERT A	2022-08-09	
2025 PERKINS HOBERT A	2022-08-09	
2026 PERKINS HOBERT A	2022-08-09 E-W E 1/2 1	
458 E KING ST	1WD	
	$60,000	
KENTON OH 43326		

2028 PERKINS ANDREW D	2026-05-21	
458 E KING ST	1AF	
KENTON OH 43326		

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

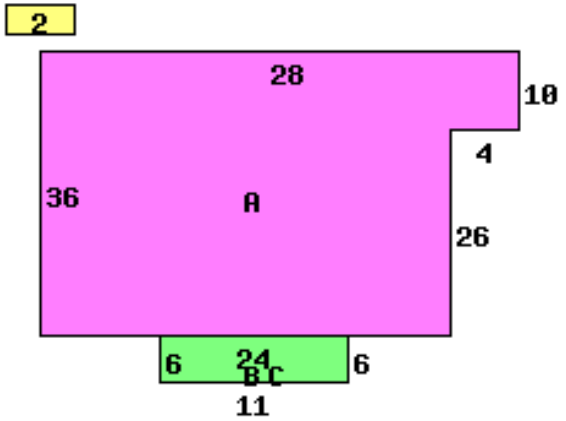
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5460	5460	5460	5460		5460	6260	6260
Bldg100%	53460	53460	53460	53460		53460	73910	73900
Totl100%	58910t	58910t	58910t	58910t		58910t	80170t	80160t
Cauv100%								
Tax Value:								
Land 35%	1910	1910	1910	1910		1910	2190	2190
Bldg 35%	18710	18710	18710	18710		18710	25870	25870
Totl 35%	20620t	20620t	20620t	20620t		20620t	28060t	28060t
Hmstd35%				20620		20620	20620	
Owner Oc	18.24	18.22	18.18	18.18	18.18	hmstd 1910 l 18710 b		
Hmstd RB		417.58	429.66	429.66	429.66			
Net Tax	829.56	461.12	443.16	443.16	443.16			
Sp-Asmnt	20.91	29.54	29.54	29.54				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		904		a	*MAIN
	CAN	P		66	530	b	PORCH
	DK	P		66	990	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
227	1	2026-05-21	PERKINS ANDREW D	1AF	*	0	5460	53460
405	1	2022-08-09	PERKINS HOBERT A	1WD		60000	4770	43400
884	1	1990-11-01		1UN	*	16500	0	16710
536	1	1989-06-30		1WD		10000	0	16710
220	1	1989-03-22		1UN	*	0	0	16710

Year	Land	Bldg	Total	Net Tax
2022	1670	15190	16860	787.60
2021	1670	15190	16860	790.46

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



458 E KING ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	904	99010
	Basement		904	16880
	Subtotal			115890
Shingle	Roof	HIP		

	B	1	2	U	A
Plaster/Drywall			X		
Unfinished Wall	X				
Floor/Carpet			X		
Number of Rooms	1	4			
Bedrooms			2		
Central Heat			A		
FORCED AIR					
Plumbing					
Standard	1				

Extra Features		1520
Total Value		117410
PUB PAVED ST/RD		
PUB SIDEWALK		
Neighborhood:		
Code:		3620
Dwl/Gar/NC%		1.5500

	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		904		C-	OLD/AV	105670	.55		73700
2	Garage	*SV	14X30	420			OLD/	200			200

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	53.5000	54.00	108	84	138	116	6260	6260

Call Back: Sign: PSN Date: 2015-03-25 Lister: 36-400016.0000-v082020R