

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-400050.0000
L81

RES
2023

sale

Eff Rate:- 44.63 — 50.76 — 50.59 — 44.66 — a/r

2020 REYNOLDS PENNY	2004-11-23
2021 REYNOLDS PENNY	2004-11-23
2022 REYNOLDS PENNY	2004-11-23
2023 MURPHY DALE	2023-01-23 E-W S PT 20
317 S HENRY ST	LWD
KENTON OH 43326	\$63,000 07.1-05-40-050

Tax Year	2020	2021	2022	2023	2023	2024	CAMA
Prop Cls	510	510	510	510	510	510	510
Acres	6940	6940	6940	7910	7910	7920	
Land100%	78540	78540	78540	103430	103430	109800	109800
Bldg100%	85490t	85490t	85490t	111340t	111340t	117710t	117720t
Totl100%							
Cauvl00%							
Tax Value:							
Land 35%	2430	2430	2430	2770	2770	2770	2770
Bldg 35%	27490	27490	27490	36200	36200	38430	38430
Totl 35%	29920t	29920t	29920t	38970t	38970t	41200t	41200t
Hmstd35%							
Owner Oc							
Hmstd RB	1218.40	1402.74	1397.66	1602.32			
Net Tax							
Sp-Asmnt	123.08	21.56	21.56	21.56			

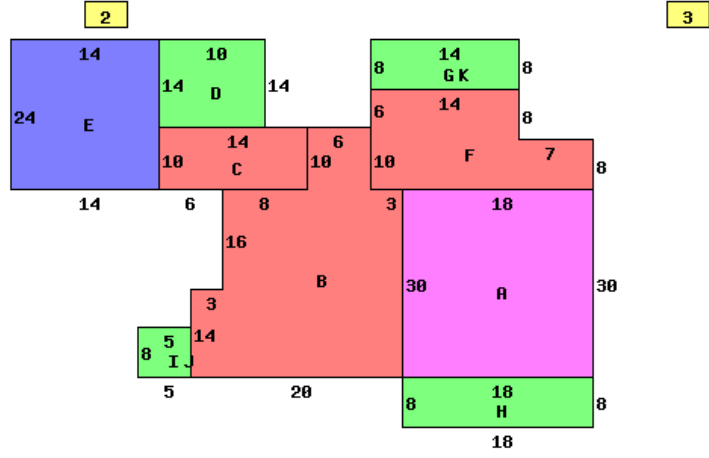
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BQ	F	M		540		a	*MAIN
2	F/C	A		612		b	ADDTN
1	F/C	A		140		c	ADDTN
	PAT	P		140	420	d	PORCH
	F	G		336	8060	e	GRAGE
1	F/C	A		280		f	ADDTN
	CAN	P		112	900	g	PORCH
	EFP	P		144	5760	h	PORCH
	CAN	P		40	320	i	PORCH
	STP	P		40	160	j	PORCH
	PAT	P		112	340	k	PORCH

2024 n/c 14x40 shed

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
770	1	2023-01-23	MURPHY DALE	LWD	63000	6940	78540
734	1	2004-11-23	REYNOLDS PENNY	LWD	59900	6970	79430
733	1	1990-09-14		LUN *	39000	0	45710
				LUN *	40000	0	45710

Year	Land	Bldg	Total	Net Tax
2019	2310	21930	24240	954.54
2018			24240	955.52

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2023
500 HARDIN COUNTY LANDFILL			XA/2023



317 S HENRY ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2Q	Sq-Ft	Value
Floor Level			
	Main	FRAME	1572 123510
	Full Upper	FRAME	612 49080
	Qtr Story	FRAME	540 9240
	Basement		270 5300
	Subtotal		187130
Metal	Roof	GABLE	
	B 1 2 U A		
	X	X	Plumbing 2100
	X		Garages and Carports 8060
	X		Extra Features 7900
	X X X		Total Value 205190
	X		
	1 3 2 1		PUB PAVED ST/RD
	3 2		PUB SIDEWALK
	A		Neighborhood:
			Code: 3620
			Dwl/Gar/NC% 1.1200
	1		
	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 BQF		2184		C	OLD/AV	205190	.55		103420
2 Pool	*PP		0			2020AV	0			0
3 Shed		14X40	560		C	2023AV	6720	.05		6380
		acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot		53.0000	53.00	168	105	120	126	6680	6680	
front lot		10.0000	10.00	160	103	120	124	1240	1240	