PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-400056.0000 RES
L89 2026

sale

2023 SHOPE MARK R	2020-03-19	
2024 SHOPE MARK R	2020-03-19	
2025 SHOPE MARK R	2020-03-19	
2026 SHOPE MARK R	2020-03-19 E-W 24	
350 S STEVENS ST	1WD	
	$85,000	
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%	13600	13600	13600	13600		13600	15660	15660
Bldg100%	85630	85630	85630	85630		85630	118310	118300
Totl100%	99230t	99230t	99230t	99230t		99230t	133970t	133960t
Cauv100%								
Tax Value:								
Land 35%	4760	4760	4760	4760		4760	5480	5480
Bldg 35%	29970	29970	29970	29970		29970	41410	41410
Totl 35%	34730t	34730t	34730t	34730t		34730t	46890t	46890t
Hmstd35%	31690	31690	31690	31690		31690	42750	
Owner Oc	28.04	28.02	27.94	27.94	27.94	hmstd 4760 l	26930 b	
Hmstd RB								
Net Tax	1399.94	1482.62	1472.76	1472.76	1472.76			
Sp-Asmnt	23.62	33.30	33.30	33.30				

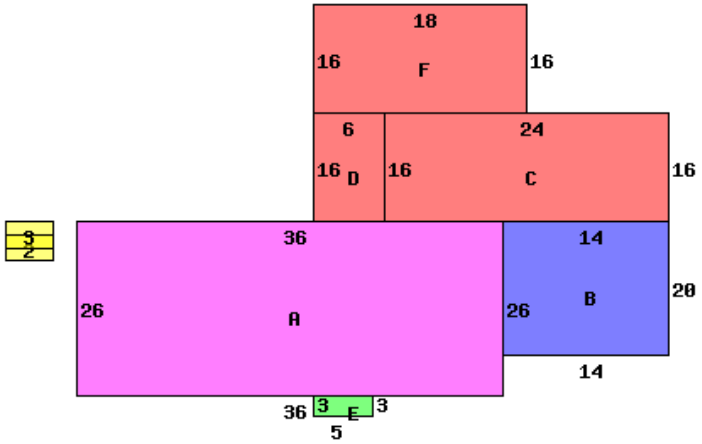
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 A	F/C	M		936		a	*MAIN
	F	G		280	6720	b	GRAGE
1	F	A		384		c	ADDTN
1	F	A		96		d	ADDTN
	STP	P		15	60	e	PORCH
1	F	A		288		f	ADDTN

#: 57, L/W
3640005700000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
113	1	2020-03-19	SHOPE MARK R	1WD		85000	11340	68830
122	1	2020-03-19	WENTZ JAMES RAY & W ALLEN	1AF	*	0	11340	68830
351	1	2005-09-19	WENTZ WILLIAM J & MARY T	1WD	*	0	11890	66370

Year	Land	Bldg	Total	Net Tax
2022	4170	29670	33840	1580.78
2021	4170	29670	33840	1586.54

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



350 S STEVENS ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1704	125890
	Qtr Story	FRAME	936	3730
	Subtotal			129620
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	936 sq ft	Attic Finish	14860
Floor/Pine	X			Plumbing	1400
Floor/Carpet	X			Garages and Carports	6720
Floor/Tile-Lino	X	X		Extra Features	60
Number of Rooms	5	2		Total Value	152660
Bedrooms	2	1			
				PUB PAVED ST/RD	
Central Heat	A			PUB ALLEY	
ELECTRIC					
Plumbing				Neighborhood:	
Standard	1			Code:	3620
Extra 2 Fixture	1			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 AF/C		2640		C	1950AV	152660	.55		106480
2	Garage		36X24	864		C	1950AV	20740	.65		11250
3	Lean-To			204		C	1950AV	1630	.65		570

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	108.0000	108.00	168	105	138	145	15660	15660

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