PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-400072.0000 RES
I23 2026

sale

2023 TROTTER DELORES P	2017-12-20	
2024 TROTTER DELORES P	2017-12-20	
2025 TROTTER DELORES P	2017-12-20	
2026 TROTTER DELORES P	2017-12-20	E-W W PT 43 & 44
213 STEVENS ST	2QC	
	$0	
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%	14230	14230	14230	14230		14230	16400	16390
Bldg100%	59740	59740	59740	59740		59740	82690	82690
Totl100%	73970t	73970t	73970t	73970t		73970t	99090t	99080t
Cauv100%								
Tax Value:								
Land 35%	4980	4980	4980	4980		4980	5740	5740
Bldg 35%	20910	20910	20910	20910		20910	28940	28940
Totl 35%	25890t	25890t	25890t	25890t		25890t	34680t	34680t
Hmstd35%								
Owner Oc	22.92	22.88	22.82	22.82	22.82			
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	672.62	685.68	666.24	666.24	666.24			
Sp-Asmnt	23.39	30.93	30.93	30.93				

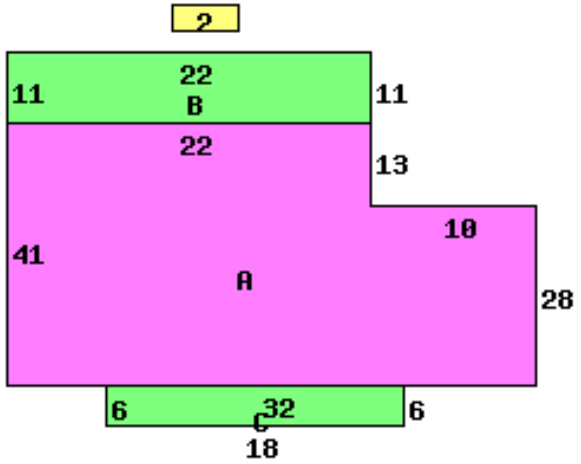
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1182		a	*MAIN
	EFP	P		242	9680	b	PORCH
	OMP	P		108	3780	c	PORCH

2020 DUPL COMBINED PARCELS
364000730000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
570	2	2017-12-20	TROTTER DELORES P	2QC *	0	6090	48510
543	2	2017-12-13	MCGINNIS RICKY D	2AF *	0	6090	48510
362	2	2001-08-09	MCGINNIS IOLA B	2QC *	0	6400	33890

Year	Land	Bldg	Total	Net Tax
2022	4360	20810	25170	1151.34
2021	4360	20810	25170	1155.64

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



213 STEVENS ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1182	104710
	Basement		286	5610
	Subtotal			110320
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	Extra Features	13940
Floor/Hardwood	X	Total Value	124260
Floor/Pine	X		
Number of Rooms	1 6	PUB PAVED ST/RD	
Bedrooms	3	PUB SIDEWALK	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3620
Plumbing		Dwl/Gar/NC%	1.5500
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		1182		C-	OLD/AV	111830	.55		78000
2	Garage		18X20	360		C	OLD/AV	8640	.65		4690

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		113.00	168	105	138	145	16390	16390

Call Back: Sign: PSN Date: 2015-02-25 Lister: