PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-400079.0000 RES
I132 2026

sale

2023	DRAPER RICHARD & PEGG	2022-10-21
2024	DRAPER RICHARD & PEGG	2022-10-21
2025	DRAPER RICHARD & PEGG	2022-10-21
2026	DRAPER RICHARD & PEGGY	2022-10-21 E-W N 1/2 41
	325 STEVENS ST	1WD
		$20,000
	KENTON OH 43326	

2027	MANSFIELD TAMMY S & WAL	2025-02-25
	325 STEVENS ST	1WD
	KENTON OH 43326	

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

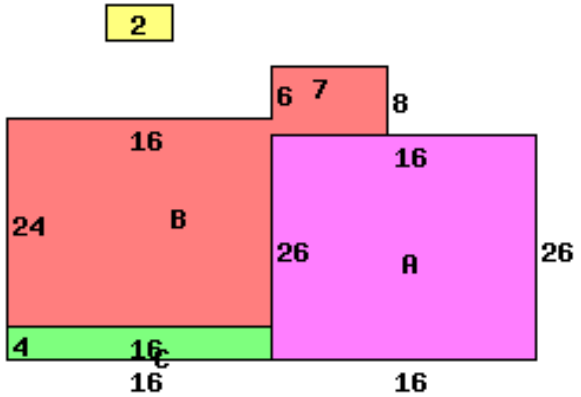
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6800	6800	6800	6800		6800	7830	7830
Bldg100%	36710	36710	36710	36710		36710	50830	50820
Totl100%	43510t	43510t	43510t	43510t		43510t	58660t	58650t
Cauv100%								
Tax Value:								
Land 35%	2380	2380	2380	2380		2380	2740	2740
Bldg 35%	12850	12850	12850	12850		12850	17790	17790
Totl 35%	15230t	15230t	15230t	15230t		15230t	20530t	20530t
Hmstd35%				15230		15230	15230	
Owner Oc	13.48	13.46	13.42	13.42	13.42	hmstd 2380 l 12850 b		
Hmstd RB								
Net Tax	612.72	649.00	644.68	644.68	644.68			
Sp-Asmnt	20.63	28.08	116.30	116.30				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		416		a	*MAIN
1	F/C	A		440		b	ADDTN
	OFP	P		64	1920	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
65	1	2025-02-25	MANSFIELD TAMMY S & WALTE	1WD	48000	6800	36710
547	1	2022-10-21	DRAPER RICHARD & PEGGY CA	1WD	20000	5940	27490
835	1	1993-09-15	DYER JUDITH L	1WD	23000	0	27710
650	0	1984-09-11		*	0	0	21000

Year	Land	Bldg	Total	Net Tax
2022	2080	9620	11700	546.56
2021	2080	9620	11700	548.54

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
539	DELQ WATER - KENTON CORP	XA/2025			
540	DELQ SEWER - KENTON CORP	XA/2025			
642	TRASH-KENTON CITY	XA/2025			



325 STEVENS ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	856	97570
	Part Upper	FRAME	416	22960
	Subtotal			120530
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X	
Panelled Wall	X	X	
Floor/Pine	X	X	
Floor/Carpet	X		
Floor/Tile-Lino		X	
Number of Rooms	4	2	
Bedrooms	1	2	
Central Heat		A	
GRAV AIR			
Plumbing			
Standard	1		

Extra Features	1920
Total Value	122450
PUB PAVED ST/RD	
PUB ALLEY	
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	1H F/C		1272		C-	OLD/FR	110210	.65	.15	50820
2	Shed	*PP	10X12	120			2017AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		54.00	168	105	138	145	7830	7830

Call Back: Sign: PSN Date: 2015-02-26 Lister:

36-400079.0000-v082020R