

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-400082.0000
I117

RES
2025

sale

Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

2022 419RENT LLC	2021-07-08
2023 419RENT LLC	2021-07-08
2024 419RENT LLC	2021-07-08
2025 419RENT LLC	2021-07-08 E-W E PT 42
715 DECATUR ST	10
KENTON OH 43326	\$320,000

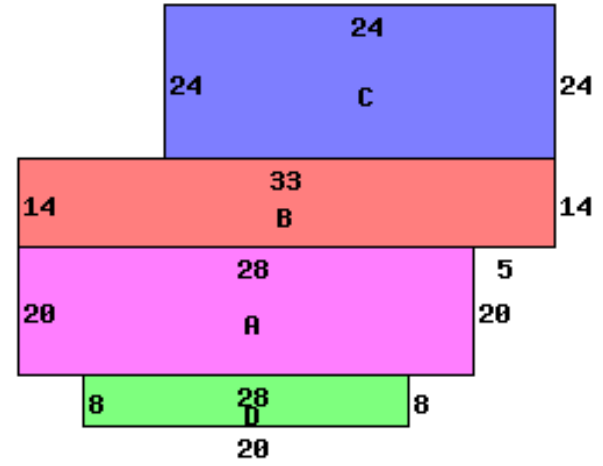
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4940	5660	5660	5660	5660
Bldg100%	55030	71340	71340	71340	71330
Totl100%	59970t	77000t	77000t	77000t	76990t
Cauvl00%					
Tax Value:					
Land 35%	1730	1980	1980	1980	1980
Bldg 35%	19260	24970	24970	24970	24970
Totl 35%	20990t	26950t	26950t	26950t	26950t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	980.50	1108.10	1172.24	1164.52	
Sp-Asmnt	21.11	21.11	31.22	31.22	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		560		b	ADDTN
1	F/C	A		462	13820	c	GRAGE
	F2	G		576		d	PORCH
	OFF	F		160	4800		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
323	10	2021-07-08	419RENT LLC	10 *	320000	4940	55030
353	7	2015-09-10	CMFH LLC	7WD *	0	6510	25540
155	1	2008-04-04	HENSON COREY	1WD *	16250	5430	43370
108	1	2007-03-15	WELLS FARGO BANK NA TRUS	1SH *	32400	5430	43370
123	1	2005-02-28	COLLINS JENNIFER L	1WD	80000	4940	36510
660	1	2004-10-14	WEAVER PHILLIP L	1WD	28000	4940	36510
423	1	2004-07-16	COMMUNITY FIRST BANK NA	1SH	18000	4940	36510
437	1	1999-07-30	HOLLAN FRANK	1WD	9000	5140	22310
433	1	1999-07-29	GREEN TREE FINANCIAL SER	1DD	19500	5140	22310
340	1	1997-06-13	NEFF CLIFFORD ALLEN & KA	1WD	27900	5140	22310

Year	Land	Bldg	Total	Net Tax
2021	1730	19260	20990	984.08
2020	1730	19260	20990	854.74

p r o j e c t		ben acres / % factor	
902 MAIN DISTRICT CONSERVANCY	XA/2025		
500 HARDIN COUNTY LANDFILL	XA/2025		



715 E DECATUR ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1H	Sq-Ft Value
Floor Level	
Main	FRAME 1022 102860
Part Upper	FRAME 560 28380
Basement	420 8070
Subtotal	139310
Shingle	Roof GABLE
Plaster/Drywall	X X Heating -680
Unfinished Wall	X Garages and Carports 13820
Floor/Hardwood	X X Extra Features 4800
Floor/Carpet	X Total Value 157250
Number of Rooms	1 4 2
Bedrooms	1 2 PUB PAVED ST/RD PUB SIDEWALK
Central Heat	X
FORCED AIR	Neighborhood:
Plumbing	Code: 3620
Standard	1 Dwl/Gar/NC% 1.1200

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	FtxFt	1582	Rate	C-	Cond	Value	Dpr	Dpr	Value
front lot	acres/	effective	depth	depth	actual	effective	extended	value	true	value
	frontage	frontage	factor	factor	rate	rate	value	value	value	value
		56.00	108	84	120	101	5660	5660	5660	5660