PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-400094.0000 RES
L76 2024

sale

2021	HAYES GREGORY B & JEA	2013-04-01
2022	HAYES GREGORY B & JEA	2013-04-01
2023	HAYES GREGORY B & JEA	2013-04-01
2024	HAYES GREGORY B & JEANN	2013-04-01 E-W S 1/2 12 1SD
	310 HENRY ST	$50,000
	KENTON OH 43326	

Eff Rate: – 50.76 — 50.59 — 44.66 — 47.03 — a/r

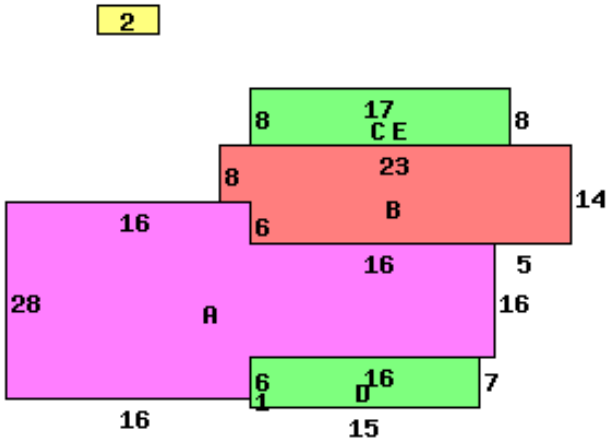
Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5660	5660	6490	6490	6480
Bldg100%	64910	64910	88090	88090	88080
Totl100%	70570t	70570t	94570t	94570t	94560t
Cauv100%					
Tax Value:					
Land 35%	1980	1980	2270	2270	2270
Bldg 35%	22720	22720	30830	30830	30830
Totl 35%	24700t	24700t	33100t	33100t	33100t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1158.02	1153.84	1360.96	1439.78	
Sp-Asmnt	21.32	21.32	21.32	32.86	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BA	F	M		704		a	*MAIN
1	F/C	A		310		b	ADDTN
	CAN	P		136	1090	c	PORCH
	OFP	P		105	3150	d	PORCH
	STP	P		136	540	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
151	1	2013-04-01	HAYES GREGORY B & JEANNIN	1SD	50000	7490	37630
372	1	2012-08-21	RATLIFF GENE & BERNIECE	1SD	10000	7490	37630
307	1	2012-07-13	HOME SAVINGS & LOAN CO KE	1SH	28000	7490	37630
569	1	2002-10-15	KEIM SUZETTE F	1FD	65000	5630	39170

Year	Land	Bldg	Total	Net Tax
2020	1980	22720	24700	1005.84
2019	1890	18520	20410	803.72

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2024			
500 HARDIN COUNTY LANDFILL	XA/2024			



310 HENRY ST 43326

Occupancy 1 Single Family

Story Height 1
Floor Level

				*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME		1014	102060
	Qtr Story	FRAME		704	2910
	Basement			352	6800
	Subtotal				111770
Shingle	Roof	GABLE			

B 1 2 U A

Plaster/Drywall		P	P	704 sq ft	Attic Finish 11640
Unfinished Wall	X				Extra Features 4780
Floor/Pine		X	X		Total Value 128190
Floor/Carpet		X			
Floor/Tile-Lino		L			PUB PAVED ST/RD
Number of Rooms	1	4	3		PUB SIDEWALK
Bedrooms		1	3		
					Neighborhood:
Central Heat		A			Code: 3620
GRAV AIR					Dwl/Gar/NC% 1.1200
Plumbing					
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 BAF		1718		C	OLD/GD	128190	.40		86140
2	Garage		12X20	240		C	1800FR	5760	.70		1940

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		54.00	150	100	120	120	6480	6480

Call Back: Sign: PSN Date: 2015-03-25 Lister: 36-400094.0000-v082020R