PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-410001.0000 RES
P43 2026

sale

2023 PURCELL AILSA R	2020-12-18	
2024 PURCELL AILSA R	2020-12-18	
2025 PURCELL AILSA R	2020-12-18	
2026 PURCELL AILSA R	2020-12-18 PT N PT 4 2.083A	
228 S CHERRY ST	1AF	
	$0	
KENTON OH 43326		

2027 MESSMER MICHELLE & MART	2025-08-05	
228 S CHERRY ST	1SD	
KENTON OH 43326		

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

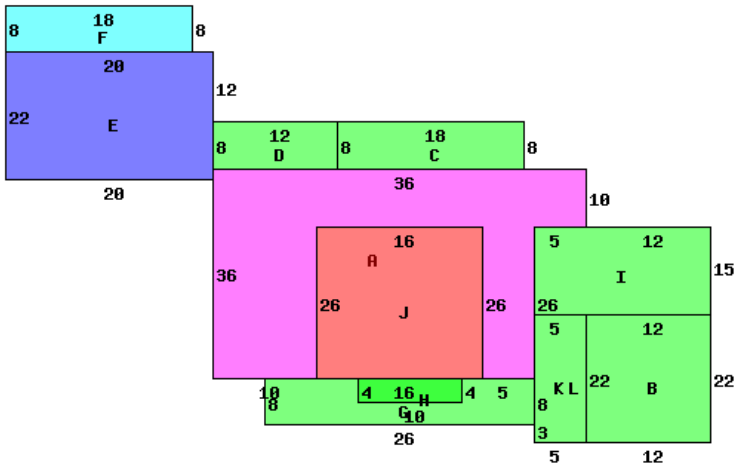
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres	2.0830	2.0830	2.0830	2.0830	2.0830			
Land100%	20430	20430	20430	20430		20430	22660	22670
Bldg100%	124540	124540	124540	124540		124540	172370	172370
Totl100%	144970t	144970t	144970t	144970t		144970t	195030t	195040t
Cauv100%								
Tax Value:								
Land 35%	7150	7150	7150	7150		7150	7930	7930
Bldg 35%	43590	43590	43590	43590		43590	60330	60330
Totl 35%	50740t	50740t	50740t	50740t		50740t	68260t	68260t
Hmstd35%	48840	48840	48840	48840		48840	66370	
Owner Oc	43.22	43.18	43.06	43.06	43.06	hmstd 5250 l	43590 b	
Hmstd RB								
Net Tax	2043.02	2163.88	2149.44	2149.44	2149.44			
Sp-Asmnt	22.18	39.41	39.41	39.41				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		750		a	*MAIN
	DK	P		264	3960	b	PORCH
	EFP	P		144	5760	c	PORCH
	RFX	P		96	960	d	PORCH
	F2	G		440	10560	e	GRAGE
04	F	O		144	1730	f	OTHER
	OFP	P		208	6240	g	PORCH
	OFP2	P		40	1200	h	PORCH
	EFP	P		255	10200	i	PORCH
1HB	F	A		416		j	ADDTN
	DK	P		110	1650	k	PORCH
	CAN	P		110	880	l	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
343	1	2025-08-05	MESSMER MICHELLE & MARTI	1SD		166000	20430	124540
516	1	2020-12-18	PURCELL AILSA R	1AF	*	0	15830	86340
47	1	2004-02-02	PURCELL DAN J & AILSA R	1SD		79900	11090	47690
1076	1	1995-11-01	NAWRATH TOMAS & T LYNN	1WD		0	12800	31400

Year	Land	Bldg	Total	Net Tax
2022	5540	30220	35760	1636.86
2021	5540	30220	35760	1642.98

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



228 S CHERRY ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1166	103300
	Part Upper	FRAME	416	22960
	Basement		777	14540
	Subtotal			140800
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		P	P		
Panelled Wall		X			
Unfinished Wall	X				
Fiberboard Wall		X			
Floor/Pine		X	X		
Floor/Tile-Lino		X			
Number of Rooms	1	3	3		
Bedrooms			3		
Central Heat					A
HOT WATER					
Plumbing					
Standard	1				
Extra 2 Fixture	1				

Plumbing	1400
Garages and Carports	10560
Extra Features	32580
Total Value	185340
PUB PAVED ST/RD	
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	1 BAF		1582		C	1930GD	185340	.40		172370
2	Shed	*NV		0			OLD/	0			0
3	Shed	*NV		0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	1.0830				5000	5000	5420	5420

Call Back: Sign: PSN Date: 2015-01-13 Lister: