

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-420006.0000
L23

RES
2025

sale

2022 DYER MEGGAN J	2020-11-18
2023 DYER MEGGAN J	2020-11-18
2024 DYER MEGGAN J	2020-11-18
2025 DYER MEGGAN J	2020-11-18
445 E OHIO ST	THOMPSONS E W 1/2 5
KENTON OH 43326	1WD
	\$75,000

Eff Rate:-	50.59	44.66	47.03	46.74	a/r
Tax Year	2022	2023	2024	2025	2025
Prop Cls	510	510	510	510	510
Acres					
Land100%	3260	3740	3740	3740	3740
Bldg100%	35170	76090	76090	76090	76090
Totl100%	38430t	79830t	79830t	79830t	79830t
Cauv100%					
Tax Value:					
Land 35%	1140	1310	1310	1310	1310
Bldg 35%	12310	26630	26630	26630	26630
Totl 35%	13450t	27940t	27940t	27940t	27940t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	628.28	1148.80	1215.32	1207.30	1207.30
Sp-Asmnt	20.72	20.72	31.51	477.43	

CAMA
510
4290
105120
109410t

2026 MENDEZ LUIS & ALICIA
445 E OHIO ST
KENTON OH 43326

2025-07-22
1WD

2027 MENDEZ LUIS & ALICIA
445 E OHIO ST
KENTON OH 43326

2026-08-27
1WD

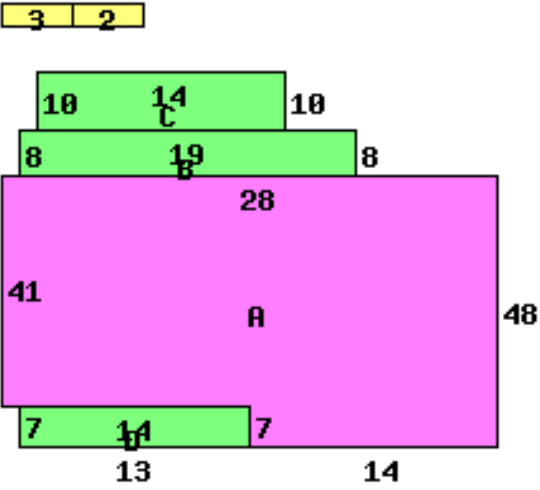
SO-FT	VALUE
1246	6080
152	2100
140	2730
91	

a *MAIN
b PORCH
c PORCH
d PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
388	1	2026-08-27	MENDEZ LUIS & ALICIA	1SD *	0	3740	76090
320	1	2025-07-22	MENDEZ LUIS & ALICIA	1WD	66150	3740	76090
72	1	2025-02-24	CROSSCOUNTRY MORTGAGE LLC	1SH	50000	3740	76090
540	1	2020-11-18	DYER MEGGAN J	1WD	75000	3260	35170
27	1	2012-01-20	HARSH DUSTIN E	10C *	0	4290	32570
232	1	2008-06-24	HARSH DUSTIN E & KRISTIN	1SD *	0	3890	49030
326	1	2008-06-24	HARSH DUSTIN E	1WD *	37700	3890	49030
116	1	2008-03-07	BAKER JESSE F	1WD *	12500	3890	49030
607	1	2007-11-06	FEDERAL NATIONAL MORTGAG	1SH *	31000	3890	49030
534	1	2004-11-12	BORDNER DERRICK J & KATR	1WD	0	3540	42030
387	1	2003-07-10	BORDNER KATE	1WD	78000	3540	42030
392	1	1990-05-17		1WD	30000	0	22430

Year	Land	Bldg	Total	Net Tax
2021	1140	12310	13450	630.58
2020	1140	12310	13450	547.72

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



445 E OHIO ST 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level		
Main	FRAME	1246 106680
Qtr Story	FRAME	1246 4770
Subtotal		111450
Metal	HIP	
Plaster/Drywall	X	
Unfinished Wall	X	
Floor/Pine	X	
Floor/Carpet	X	
Number of Rooms	6	
Bedrooms	2	
Central Heat	A	
FORCED AIR		
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 AF/C	1246	1246		C-	OLD/GD	110120	110120	.40		102410
2 Garage		12X18	216		D	OLD/AV	4150	4150	.65		2250
3 Lean-To	M	8X18	144		D	2005AV	920	920	.50		460
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value			
		33.00	132	94	138	130	4290	4290			