

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-420006.0000
L23

RES
2025

sale

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

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	THOMPSONS E W 1/2 5
445 E OHIO ST	LWD	
	\$75,000	
KENTON OH 43326		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3260	3740	3740	3740	3730
Bldg100%	35170	76090	76090	76090	76090
Totl100%	38430t	79830t	79830t	79830t	79820t
Cauvl00%					

2026 MENDEZ LUIS & ALICIA	2025-07-22	
445 E OHIO ST	LWD	
KENTON OH 43326		

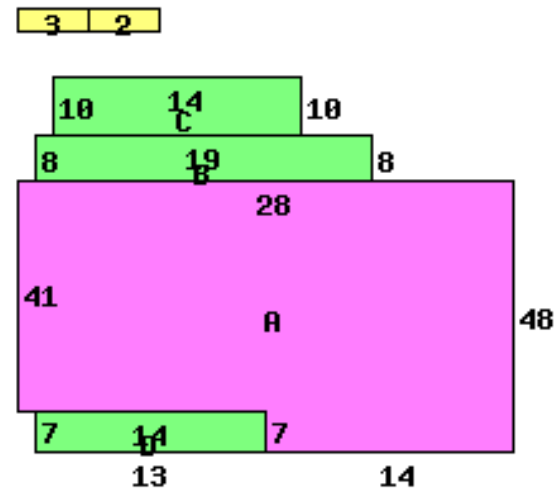
Tax Value:					
Land 35%	1140	1310	1310	1310	1310
Bldg 35%	12310	26630	26630	26630	26630
Totl 35%	13450t	27940t	27940t	27940t	27940t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	628.28	1148.80	1215.32	1207.30	
Sp-Asmnt	20.72	20.72	31.51	477.43	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 A	F/C	M		1246			
	EFP	P		152	6080	b	PORCH
	DK	P		140	2100	c	PORCH
	OP	P		91	2730	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
320	1	2025-07-22	MENDEZ LUIS & ALICIA	LWD	66150	3740	76090
72	1	2025-02-24	CROSSCOUNTRY MORTGAGE LLC	LSH	50000	3740	76090
540	1	2020-11-18	DYER MEGGAN J	LWD	75000	3260	35170
27	1	2012-01-20	HARSH DUSTIN E	LQC *		0	4290
232	1	2008-06-24	HARSH DUSTIN E & KRISTIN	LSD *	0	3890	49030
326	1	2008-06-24	HARSH DUSTIN E	LWD *	37700	3890	49030
116	1	2008-03-07	BAKER JESSE F	LWD *	12500	3890	49030
607	1	2007-11-06	FEDERAL NATIONAL MORTGAG	LSH *	31000	3890	49030
534	1	2004-11-12	BORDNER DERRICK J & KATR	LWD *	0	3540	42030
387	1	2003-07-10	BORDNER KATE	LWD	78000	3540	42030
392	1	1990-05-17		LWD	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 DELQ WATER - KENTON CORP			XA/2025
540 DELQ 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	Roof	HIP
Plaster/Drywall	X	
Unfinished Wall	X	Extra Features 10910
Floor/Pine	X	Total Value 122360
Floor/Carpet	X	
Number of Rooms	6	1
Bedrooms	2	
Central Heat	A	Neighborhood: Code: 3620
FORCED AIR		Dwl/Gar/NC% 1.1200
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 AF/C		1246		C-	OLD/GD		110120	.40		74000
2 Garage		12X18	216		D	OLD/AV		4150	.65		1630
3 Lean-To	M	8X18	144		D	2005AV		920	.50		460
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate		extended value			true value
		33.00	132	94	120	113		3730			3730