PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-420006.0000 RES
L23 2026

sale

2023 DYER MEGGAN J	2020-11-18	
2024 DYER MEGGAN J	2020-11-18	
2025 DYER MEGGAN J	2020-11-18	
2026 DYER MEGGAN J	2020-11-18	THOMPSONS E W 1/2 5
445 E OHIO ST	1WD	
	$75,000	
KENTON OH 43326		
2027 MENDEZ LUIS & ALICIA	2025-07-22	
445 E OHIO ST	1WD	
KENTON OH 43326		
2028 MENDEZ LUIS & ALICIA	2026-08-27	
445 E OHIO ST	1SD	

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

	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3740	3740	3740	3740		3740	4290	4290
Bldg100%	76090	76090	76090	76090		76090	105110	105120
Totl100%	79830t	79830t	79830t	79830t		79830t	109400t	109410t
Cauv100%								
Tax Value:								
Land 35%	1310	1310	1310	1310		1310	1500	1500
Bldg 35%	26630	26630	26630	26630		26630	36790	36790
Totl 35%	27940t	27940t	27940t	27940t		27940t	38290t	38290t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1148.80	1215.32	1207.30	1207.30	1207.30			
Sp-Asmnt	20.72	31.51	477.43	477.43				

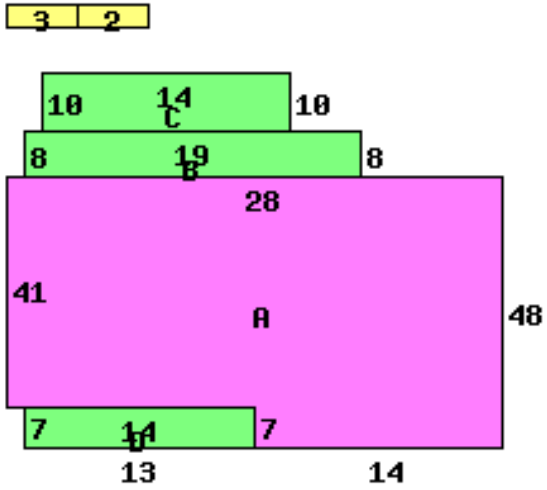
SHB+ Cons Type FACT SQ-FT VALUE

1	A	445 E OHIO ST					
		F/C	M	1246		a	*MAIN
		EEP	P	152	6080	b	PORCH
		KENTON OH 43326		140	2100	c	PORCH
		OP	P	91	2730	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	1QC	*	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
2022	1140	12310	13450	628.28
2021	1140	12310	13450	630.58

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1246	106680
	Qtr Story	FRAME	1246	4770
	Subtotal			111450
Metal	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X		Extra Features	10910
Unfinished Wall		X	Total Value	122360
Floor/Pine	X			
Floor/Carpet	X		PUB SIDEWALK	
Number of Rooms	6	1		
Bedrooms	2		Neighborhood:	
			Code:	3620
Central Heat	A		Dwl/Gar/NC%	1.5500
FORCED AIR				
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 AF/C		1246		C-	OLD/GD	110120	.40		102410
2	Garage		12X18	216		D	OLD/AV	4150	.65		2250
3	Lean-To	M	8X18	144		D	2005AV	920	.50		460

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		33.00	132	94	138	130	4290	4290

Call Back: Sign: PSN Date: 2015-03-25 Lister:

36-420006.0000-v082020R