PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-420013.0000 RES
L47 2025

sale

2022	BECK MATTHEW A	2017-11-27
2023	BECK MATTHEW A	2017-11-27
2024	BECK MATTHEW A	2017-11-27
2025	BECK MATTHEW A	2017-11-27 HOUSERS E PT OL 13
	440 E OHIO ST	1WD
		$56,000
	KENTON OH 43326	

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

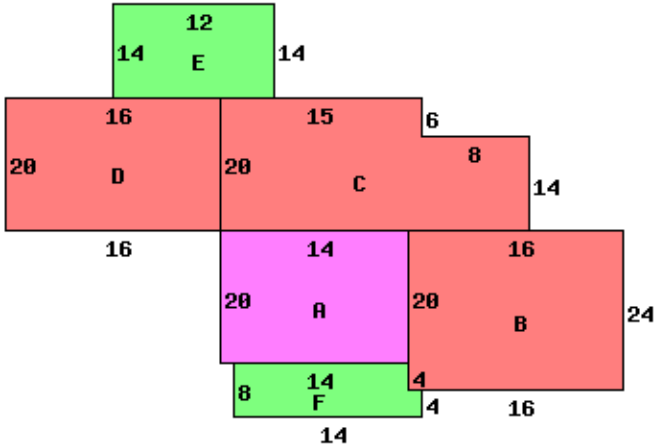
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	6110	7000	7000	7000	7000	6990
Bldg100%	65170	95630	95630	95630	95630	95640
Totl100%	71290t	102630t	102630t	102630t	102630t	102630t
Cauv100%						
Tax Value:						
Land 35%	2140	2450	2450	2450	2450	2450
Bldg 35%	22810	33470	33470	33470	33470	33470
Totl 35%	24950t	35920t	35920t	35920t	35920t	35920t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	1165.50	1476.90	1562.42	1552.12	1552.12	
Sp-Asmnt	21.33	21.33	33.65	33.65		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		280		a	*MAIN
2 B	F	A		384		b	ADDTN
1 B	F	A		412		c	ADDTN
1	F/C	A		320		d	ADDTN
	DK	P		168	2520	e	PORCH
	OFP	P		108	3240	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
580	1	2017-11-27	BECK MATTHEW A	1WD	56000	8090	45030
383	1	2004-07-02	VANDERWERT KAREN J	1WD	59000	6660	59430
356	1	2004-06-23	NATIONAL CITY HOME LOAN	1SH	36000	6660	59430
228	1	2002-05-20	TILLMAN KELLY & RICK L	1WD *	0	6630	49110
247	1	1997-05-06	HITES KELLY	1WD	62000	7000	37660
55	1	1994-01-26	HATHAWAY DAVID P & KELLE	1WD	53600	0	43710

Year	Land	Bldg	Total	Net Tax
2021	2140	22810	24950	1169.74
2020	2140	22810	24950	1016.02

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



440 E OHIO ST 43326

Occupancy 1 Single Family

Story Height 1H
Floor Level

			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1396	111040
	Full Upper	FRAME	384	35230
	Part Upper	FRAME	280	17030
	Basement		794	14860
	Subtotal			178160
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		P	P		
Panelled Wall		X			
Unfinished Wall	X				
Floor/Pine		X	X		
Floor/Carpet		X			
Floor/Tile-Lino		L			
Number of Rooms	1	4	2		
Bedrooms			2		
Central Heat FORCED AIR		A			
Central A/C		A			
Plumbing					
Standard	1				
Extra 3 Fixture	1				

Air Conditioning		3750
Plumbing		2100
Extra Features		5760
Total Value		189770
PUB SIDEWALK		
Neighborhood:		
Code:		3620
Dwl/Gar/NC%		1.1200

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		2060		C	OLD/AV	189770	.55		95640

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	55.0000	55.00	170	106	120	127	6990	6990

Call Back: Sign: PSN Date: 2015-03-25 Lister: 36-420013.0000-v082020R