

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-420013.0000
L47

RES
2025

sale

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

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
440 E OHIO ST	HOUSERS E PT OL 13
	LWD
	\$56,000
KENTON OH 43326	

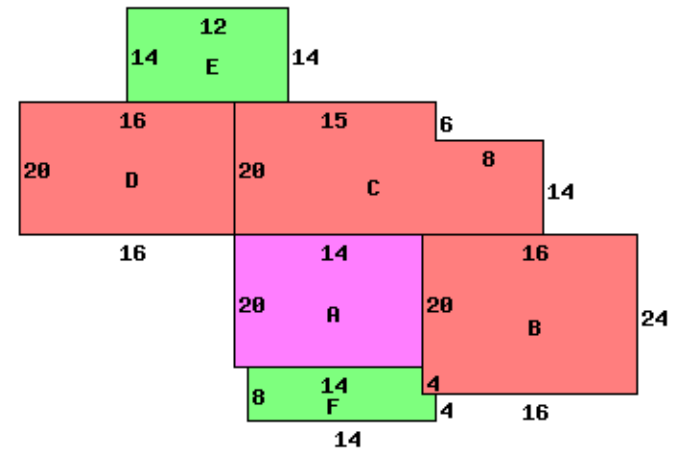
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	6110	7000	7000	7000	6990
Bldg100%	65170	95630	95630	95630	95640
Totl100%	71290t	102630t	102630t	102630t	102630t
Cauv100%					
Tax Value:					
Land 35%	2140	2450	2450	2450	2450
Bldg 35%	22810	33470	33470	33470	33470
Totl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

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		280			
2 B	F	A		384		b	ADDN
1 B	F	A		412		c	ADDN
1	F/C	A		320		d	ADDN
DK	P			168	2520	e	PORCH
OFFP	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	LWD	56000	8090	45030
383	1	2004-07-02	VANDERWERT KAREN J	LWD	59000	6660	59430
356	1	2004-06-23	NATIONAL CITY HOME LOAN	ISH	36000	6660	59430
228	1	2002-05-20	TILLMAN KELLY & RICK L	LWD *	0	6630	49110
247	1	1997-05-06	HITES KELLY	LWD	62000	7000	37660
55	1	1994-01-26	HATHAWAY DAVID P & KELLE	LWD	53600	0	43710

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

project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



440 E OHIO ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height 1H			
Floor Level	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	Air Conditioning	3750
Panelled Wall	X	Plumbing	2100
Unfinished Wall	X	Extra Features	5760
Floor/Pine	X X	Total Value	189770
Floor/Carpet	X		
Floor/Tile-Lino	L	PUB SIDEWALK	
Number of Rooms	1 4 2		
Bedrooms	2	Neighborhood:	
		Code:	3620
Central Heat	A	Dwl/Gar/NC%	1.1200
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		
Extra 3 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1H F/C	FtxFt	Area	Grade	Value	Dpr Dpr	Value
		2060		C	189770	.55	95640
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value
	55.0000	55.00	170	106	120	127	6990
							6990