

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-420013.0000
L47

RES
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
	440 E OHIO ST	HOUSERS E PT OL 13
		1WD
	KENTON OH 43326	\$56,000

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%	6110	7000	7000	7000	7000
Bldg100%	65170	95630	95630	95630	95630
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 0c					
Hmstd RB					
Net Tax	1165.50	1476.90	1562.42	1552.12	1552.12
Sp-Asmnt	21.33	21.33	33.65	33.65	

CAMA
510

8030
132360
140390t

2810
46330
49140t

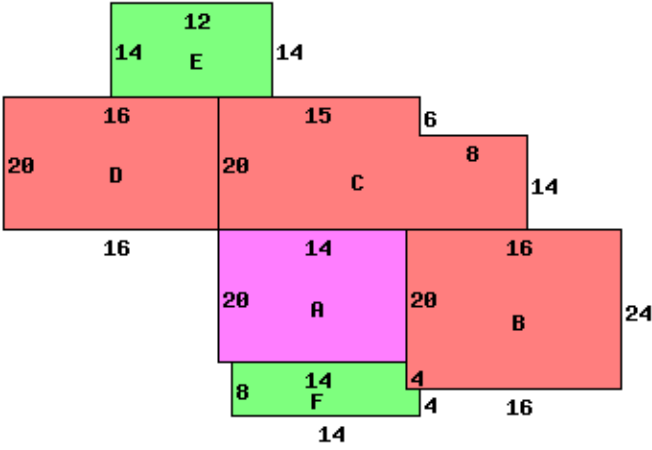
SHB+ 1H 2 B 1 B 1	CONS F/C F F/C DK OFF	TYPE M A A P P	FACT	SQ-FT 280 384 412 320 168 108	VALUE 2520 3240
-------------------------------	--------------------------------------	-------------------------------	------	---	-----------------------

a	*MAIN
b	ADDTN
c	ADDTN
d	ADDTN
e	PORCH
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

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



440 E OHIO ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1H	Sq-Ft Value
Floor Level	
Main	FRAME 1396 111040
Full Upper	FRAME 384 35230
Part Upper	FRAME 280 17030
Basement	794 14860
Subtotal	178160
Shingle	Roof GABLE
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% 1.5500
FORCED AIR	
Central A/C	A
Plumbing	
Standard	1
Extra 3 Fixture	1

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C	FtxFtx	2060	Rate	C	Cond	Value	Dpr	Dpr	Value
						OLD/AV	189770	.55		132360
front lot	acres/	effective	depth	depth	actual	effective	extended	true		
	frontage	frontage	170	factor	rate	rate	value	value		
	55.00000	55.00		106	138	146	8030	8030		