PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-420013.0000 RES
L47 2026

sale

2023 BECK MATTHEW A		2017-11-27
2024 BECK MATTHEW A		2017-11-27
2025 BECK MATTHEW A		2017-11-27
2026 BECK MATTHEW A		2017-11-27 HOUSERS E PT OL 13
440 E OHIO ST		1WD
		$56,000
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

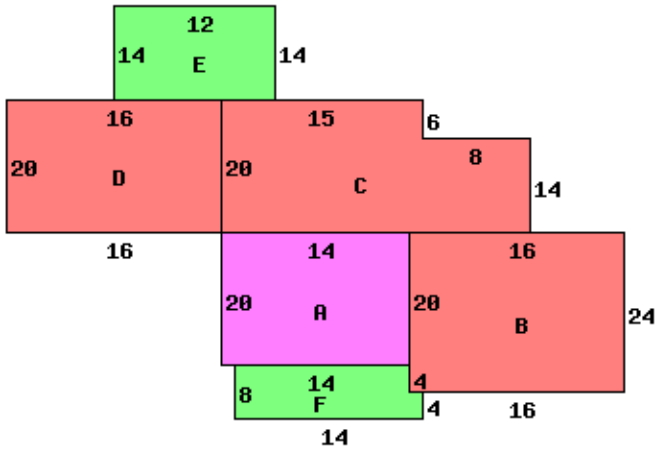
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7000	7000	7000	7000		7000	8030	8030
Bldg100%	95630	95630	95630	95630		95630	132370	132360
Totl100%	102630t	102630t	102630t	102630t		102630t	140400t	140390t
Cauv100%								
Tax Value:								
Land 35%	2450	2450	2450	2450		2450	2810	2810
Bldg 35%	33470	33470	33470	33470		33470	46330	46330
Totl 35%	35920t	35920t	35920t	35920t		35920t	49140t	49140t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1476.90	1562.42	1552.12	1552.12	1552.12			
Sp-Asmnt	21.33	33.65	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
2022	2140	22810	24950	1165.50
2021	2140	22810	24950	1169.74

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		
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		A			
FORCED AIR					
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%	1.5500

	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		132360

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	55.0000	55.00	170	106	138	146	8030	8030

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