PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-430018.0000 RES
I81 2026

sale

2023 DOWNEY JAMES ROBERT	2006-09-15	
2024 DOWNEY JAMES ROBERT	2006-09-15	
2025 DOWNEY JAMES ROBERT	2006-09-15	
2026 DOWNEY JAMES ROBERT	2006-09-15	STEVENS & SONS 18
830 E KING ST	1WD	
	$0	
KENTON OH 43326		

2027 POTTER BILLIE	2025-10-15	
830 E KING ST	1WD	
KENTON OH 43326		

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

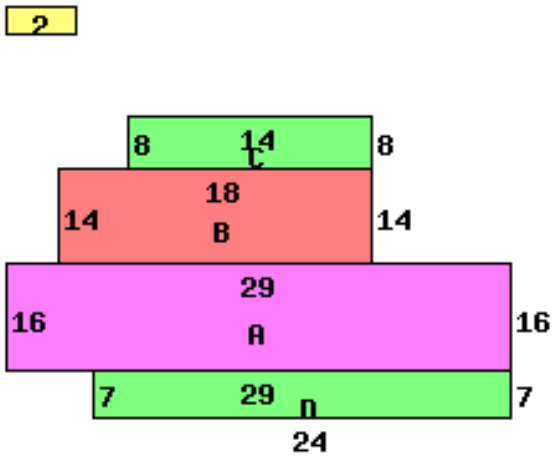
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5770	5770	5770	5770		5770	6630	6620
Bldg100%	57200	57200	57200	57200		57200	79170	79160
Totl100%	62970t	62970t	62970t	62970t		62970t	85800t	85780t
Cauv100%								
Tax Value:								
Land 35%	2020	2020	2020	2020		2020	2320	2320
Bldg 35%	20020	20020	20020	20020		20020	27710	27710
Totl 35%	22040t	22040t	22040t	22040t		22040t	30030t	30020t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	906.20	958.68	952.36	952.36	952.36			
Sp-Asmnt	483.11	29.90	29.90	29.90				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		464		a	*MAIN
1 B	F	A		252		b	ADDTN
	EFP	P		112	4480	c	PORCH
	PAT	P		168	500	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
455	1	2025-10-15	POTTER BILLIE	1WD *	0	5770	57200
3770	1	2006-09-15	DOWNEY JAMES ROBERT	1WD *	0	5540	48340
778	1	1992-08-18		1CT *	0	0	22510

Year	Land	Bldg	Total	Net Tax
2022	1760	13160	14920	696.96
2021	1760	13160	14920	699.50

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



830 E KING ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	716	90000
	Full Upper	FRAME	464	40310
	Basement		63	1540
	Subtotal			131850
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P P	Heating	-1035
Unfinished Wall	X	Extra Features	4980
Floor/Pine	X X	Total Value	135795
Floor/Carpet	X		
Floor/Concrete	X	PUB PAVED ST/RD	
Floor/Tile-Lino	L		
Number of Rooms	1 3 2	Neighborhood:	
Bedrooms	1 2	Code:	3620
		Dwl/Gar/NC%	1.5500
Floor/Wall	A		
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	2 F/C		1180		D+	1900AV	115430	.55	.10	72460
2	Garage		30X24	720		C	1981PR	17280	.75		6700

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	48.0000	48.00	150	100	138	138	6620	6620

Call Back: Sign: PSN Date: 2019-03-15 Lister:

36-430018.0000-v082020R