

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-430029.0000
I71

RES
2025

sale

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

2022 SHEPHERD JENSON D & D	2019-12-09
2023 SHEPHERD JENSON D & D	2019-12-09
2024 SHEPHERD JENSON D & D	2019-12-09
2025 SHEPHERD JENSON D & DOU 822 E DECATUR ST	2019-12-09 STEVENS & SONS 29 2SD
KENTON OH 43326	\$62,500

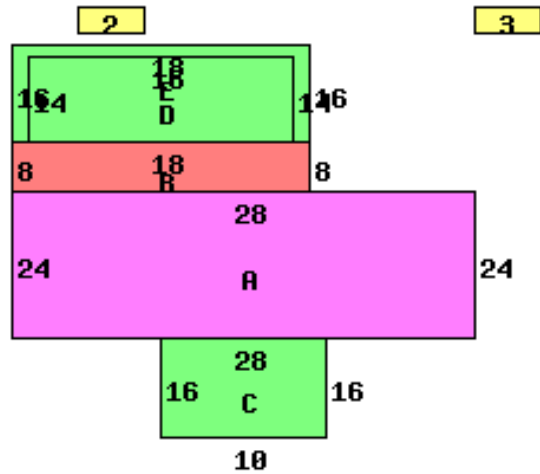
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5000	5710	5710	5710	5710
Bldg100%	46200	56830	56830	56830	56840
Totl100%	51200t	62540t	62540t	62540t	62550t
Cauv100%					
Tax Value:					
Land 35%	1750	2000	2000	2000	2000
Bldg 35%	16170	19890	19890	19890	19890
Totl 35%	17920t	21890t	21890t	21890t	21890t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	837.10	900.04	952.16	945.90	
Sp-Asmnt	20.95	20.95	29.86	29.86	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 +	F/C	M		672			
1	F	A		144		b	ADDTN
	DK	P		160	2400	c	PORCH
	EPF	P		224	8960	d	PORCH
	DK	P		64	960	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
548	2	2019-12-09	SHEPHERD JENSON D & DOUG	2SD	62500	4740	37110
44	2	2015-01-27	SHEPHERD JACOB	2WD	42400	6570	36430
401	2	2014-08-11	GILBERT STEPHEN C	2OC *		6570	39460
374	2	2014-07-22	GILBERT STEPHEN C	2CT *		6570	39460
460	1	1998-08-10	GILBERT REBECCA J	1WD	30000	4740	22290
14	1	1991-01-08		1UN *		0	20400
359	1	1989-05-08		1UN *		0	20400

Year	Land	Bldg	Total	Net Tax
2021	1750	16170	17920	840.14
2020	1750	16170	17920	729.74

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



822 E DECATUR ST 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	FRAME 816 96680
	Qtr Story	FRAME 672 2880
	Subtotal	99560
Shingle	Roof	GABLE
Plaster/Drywall	P	P
Panelled Wall	X	Air Conditioning 1480
Floor/Pine	X	Extra Features 12320
Floor/Carpet	X	Total Value 113360
Floor/Concrete	X	PUB PAVED ST/RD
Floor/Tile-Lino	L	PUB SIDEWALK
Number of Rooms	6	1
Bedrooms	2	Neighborhood:
Central Heat	A	Code: 3620
FORCED AIR		Dwl/Gar/NC% 1.1200
Central A/C	A	
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 +F/C	FtxFt	Area	Grade	Cond	Value	Dpr	Dpr
2 Garage		24X24	576	C-	1940AV	102020	.55	51420
3 Shed	*PP	8X10	80	C	1960AV	13820	.65	5420
				OLD/		0		0
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	depth	factor	rate	rate	value	value
	48.0000	48.00	148	99	120	119	5710	5710