PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-430029.0000 RES
I71 2026

sale

2023	SHEPHERD JENSON D & D	2019-12-09
2024	SHEPHERD JENSON D & D	2019-12-09
2025	SHEPHERD JENSON D & D	2019-12-09
2026	SHEPHERD JENSON D & DOU	2019-12-09 STEVENS & SONS 29
	822 E DECATUR ST	2SD
		$62,500
	KENTON OH 43326	

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

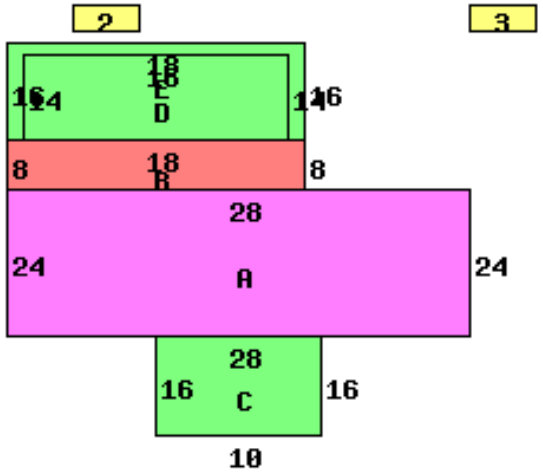
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5710	5710	5710	5710		5710	6570	6580
Bldg100%	56830	56830	56830	56830		56830	78660	78660
Totl100%	62540t	62540t	62540t	62540t		62540t	85230t	85240t
Cauv100%								
Tax Value:								
Land 35%	2000	2000	2000	2000		2000	2300	2300
Bldg 35%	19890	19890	19890	19890		19890	27530	27530
Totl 35%	21890t	21890t	21890t	21890t		21890t	29830t	29830t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	900.04	952.16	945.90	945.90	945.90			
Sp-Asmnt	20.95	29.86	29.86	29.86				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 +	F/C	M		672		a	*MAIN
1	F	A		144		b	ADDTN
	DK	P		160	2400	c	PORCH
	EFP	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	2QC	*	0	6570	39460
374	2	2014-07-22	GILBERT STEPHEN C	2CT	*	0	6570	39460
460	1	1998-08-10	GILBERT REBECCA J	1WD		30000	4740	22290
14	1	1991-01-08		1UN	*	0	0	20400
359	1	1989-05-08		1UN	*	0	0	20400

Year	Land	Bldg	Total	Net Tax
2022	1750	16170	17920	837.10
2021	1750	16170	17920	840.14

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	816	96680
	Qtr Story	FRAME	672	2880
	Subtotal			99560
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		P		P	
Panelled Wall		X			
Floor/Pine			X		
Floor/Carpet		X			
Floor/Concrete	X				
Floor/Tile-Lino		L			
Number of Rooms		6		1	
Bedrooms		2			
Central Heat		A			
FORCED AIR					
Central A/C		A			
Plumbing					
Standard	1				

Air Conditioning	1480
Extra Features	12320
Total Value	113360
PUB PAVED ST/RD	
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	1 +F/C		816		C-	1940AV	102020	.55		71160
2	Garage		24X24	576		C	1960AV	13820	.65		7500
3	Shed	*PP	8X10	80			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	48.0000	48.00	148	99	138	137	6580	6580

Call Back: Sign: PSN Date: 2015-02-26 Lister:

36-430029.0000-v082020R