PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-430030.0000 RES
I70 2026

sale

2023 SPEARS WILLIAM & EMIL	2022-06-23	
2024 SPEARS WILLIAM & EMIL	2022-06-23	
2025 SPEARS WILLIAM & EMIL	2022-06-23	
2026 SPEARS WILLIAM & EMILY	2022-06-23	STEVENS & SONS 30
830 E DECATUR ST	1SD	
	$36,000	
KENTON OH 43326		

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

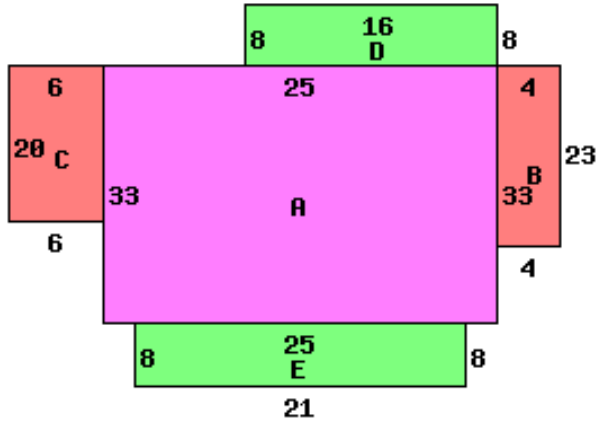
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5710	5710	5710	5710		5710	6570	6580
Bldg100%	32660	32660	32660	32660		32660	45200	45200
Totl100%	38370t	38370t	38370t	38370t		38370t	51770t	51780t
Cauv100%								
Tax Value:								
Land 35%	2000	2000	2000	2000		2000	2300	2300
Bldg 35%	11430	11430	11430	11430		11430	15820	15820
Totl 35%	13430t	13430t	13430t	13430t		13430t	18120t	18120t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	552.20	584.16	580.32	580.32	580.32			
Sp-Asmnt	21.18	27.60	27.60	27.60				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		825		a	*MAIN
1H	F/C	A		92		b	ADDTN
1H	F/C	A		120		c	ADDTN
	EFP	P		128	5120	d	PORCH
	OP	P		168	5040	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
317	1	2022-06-23	SPEARS WILLIAM & EMILY BE	1SD	36000	5000	58660
1029	0	1986-12-15		*	22000	0	23000

Year	Land	Bldg	Total	Net Tax
2022	1750	20530	22280	1040.76
2021	1750	20530	22280	1044.56

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



830 E DECATUR ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1037	104370
	Part Upper	FRAME	1037	38690
	Basement		594	11300
	Subtotal			154360
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		D	D		
Panelled Wall		X	X		
Unfinished Wall	X				
Floor/Pine		X	X		
Floor/Carpet		X	X		
Number of Rooms	1	4	4		
Bedrooms		2	2		
Central Heat		A			
FORCED AIR					
Plumbing					
Standard	1				
Extra 3 Fixture	1				

Plumbing	2100
Extra Features	10160
Total Value	166620
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	1HB F		2074		C	OLD/PR	166620	.75	.30	45200

	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:

36-430030.0000-v082020R