PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-450004.0000 RES
L110 2025

sale

2022	SMITH DIANA L	2019-08-23
2023	SMITH DIANA L	2019-08-23
2024	SMITH DIANA L	2019-08-23
2025	SMITH DIANA L	2019-08-23 FERRIS 4
	618 E DECATUR ST	2FD
		$59,000
	KENTON OH 43326	

2026	MAIN EVAN	2025-04-10
	618 E DECATUR ST	2WD
	KENTON OH 43326	

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

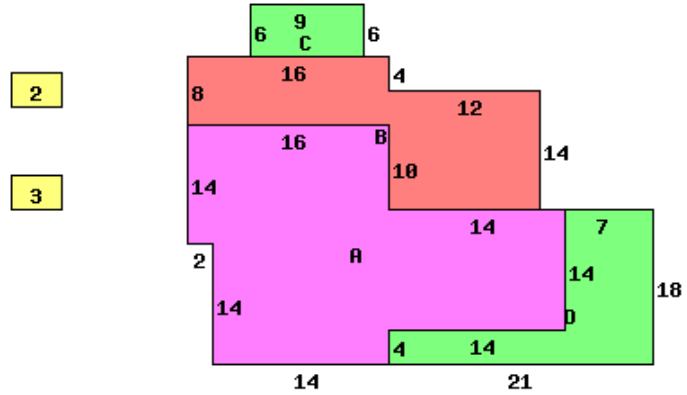
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4660	5340	5340	5340	5350
Bldg100%	60460	80400	80400	80400	80400
Totl100%	65110t	85740t	85740t	85740t	85750t
Cauv100%					
Tax Value:					
Land 35%	1630	1870	1870	1870	1870
Bldg 35%	21160	28140	28140	28140	28140
Totl 35%	22790t	30010t	30010t	30010t	30010t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1064.58	1233.90	1305.36	1296.76	
Sp-Asmnt	21.20	21.20	32.03	32.03	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		616		a	*MAIN
1 B	F	A		296		b	ADDTN
	STP	P		54	220	c	PORCH
	OFP	P		182	5460	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
137	2	2025-04-10	MAIN EVAN	2WD	117500	5340	80400
362	2	2019-08-23	SMITH DIANA L	2FD	59000	4460	48570
152	2	2013-04-09	JONES HOWARD W	2AF *	0	6170	47660

Year	Land	Bldg	Total	Net Tax
2021	1630	21160	22790	1068.48
2020	1630	21160	22790	928.04

p r o j e c t		ben acres / % factor
902 MAIN DISTRICT CONSERVANCY	XA/2025	
500 HARDIN COUNTY LANDFILL	XA/2025	



618 E DECATUR ST 43326

Occupancy 1 Single Family

Story Height 2

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	912	99880
	Full Upper	FRAME	616	49400
	Basement		74	1810
	Subtotal			151090
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall	P	P			
Panelled Wall	X				
Unfinished Wall	X				
Floor/Carpet	X	X			
Floor/Tile-Lino	L				
Number of Rooms	1	4	3		
Bedrooms			3		
Central Heat	A				
FORCED AIR					
Central A/C	A				
Plumbing					
Standard	1				

Air Conditioning	2750
Extra Features	5680
Total Value	159520
PUB PAVED ST/RD	
Neighborhood:	
Code:	3620
Dwl/Gar/NC%	1.1200

	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		1528		C	1918AV	159520	.55		80400
2	Shed	*PP 0	12X12	144			1992AV	0			0
3	Shed	*PP	8X10	80			2010AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	50.0000	50.00	120	89	120	107	5350	5350

Call Back: Sign: PSN Date: 2015-03-25 Lister: 36-450004.0000-v082020R