PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-450008.0000 RES
I135 2026

sale

2023 GOULD SETH	2022-09-12	
2024 GOULD SETH	2022-09-12	
2025 GOULD SETH	2022-09-12	
2026 GOULD SETH	2022-09-12	FERRIS 8
704 E DECATUR ST	1WD	
	$85,000	
KENTON OH 43326		

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

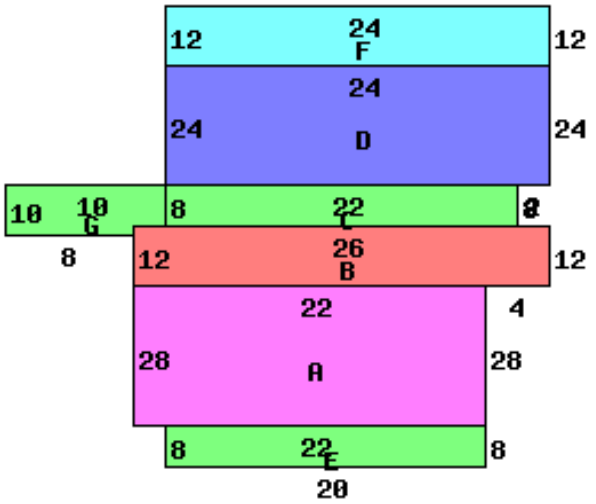
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5340	5340	5340	5340		5340	6140	6150
Bldg100%	89170	89170	89170	89170		89170	123400	123390
Totl100%	94510t	94510t	94510t	94510t		94510t	129540t	129540t
Cauv100%								
Tax Value:								
Land 35%	1870	1870	1870	1870		1870	2150	2150
Bldg 35%	31210	31210	31210	31210		31210	43190	43190
Totl 35%	33080t	33080t	33080t	33080t		33080t	45340t	45340t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1360.14	1438.90	1429.42	1429.42	1429.42			
Sp-Asmnt	21.48	32.86	32.86	32.86				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		616		a	*MAIN
1	F/C	A		312		b	ADDTN
	OBW	P		176	5280	c	PORCH
	F2	G		576	13820	d	GRAGE
	OFP	P		160	4800	e	PORCH
11	F	O		288	2300	f	OTHER
	DK	P		96	1440	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
476	1	2022-09-12	GOULD SETH	1WD		85000	4660	75510
7	1	2021-01-07	MCKEE JANET	1CO	*	0	4660	75510

Year	Land	Bldg	Total	Net Tax
2022	1630	26430	28060	883.34
2021	1630	26430	28060	886.60

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



704 E DECATUR ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	928	101640
	Part Upper	FRAME	616	30540
	Basement		154	3240
	Subtotal			135420
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall		X	X		
Unfinished Wall	X				
Floor/Carpet		X	X		
Floor/Concrete	X				
Floor/Tile-Lino		L			
Number of Rooms		5	2		
Bedrooms		1	2		
Central Heat FORCED AIR		A			
Central A/C		A			
Plumbing Standard	1				

Air Conditioning	2780
Garages and Carports	13820
Extra Features	13820
Total Value	165840
PUB PAVED ST/RD	
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		1544		C	OLD/GD	165840	.40	.20	123390

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	50.0000	50.00	120	89	138	123	6150	6150

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

36-450008.0000-v082020R