

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-450010.0000
I114

RES
2025

sale

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

2022 CONKLIN JOSHUA T & KE	2020-06-14	
2023 CONKLIN JOSHUA T & KE	2020-06-14	
2024 FRANCE MARA & DALTON	2023-08-24	
2025 FRANCE MARA & DALTON CO	2023-08-24	FERRIS 10
714 E DECATUR ST	1SD	
KENTON OH 43326	\$110,000	

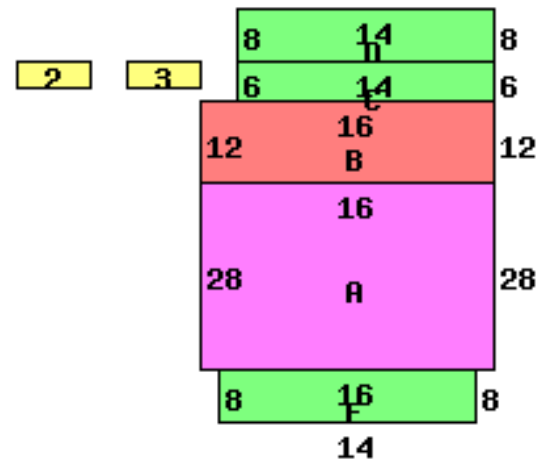
Tax Year	2022	2023	2024	2025	
Prop Cls	510	510	510	510	CAMA 510
Acres	4660	5340	5340	5340	5350
Land100%	54460	75000	75000	75000	75000
Bldg100%	59110t	80340t	80340t	80340t	80350t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	1630	1870	1870	1870	1870
Bldg 35%	19060	26250	26250	26250	26250
Totl 35%	20690t	28120t	28120t	28120t	28120t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	966.50	1156.20	1223.14	1215.08	
Sp-Asmnt	21.09	21.09	31.53	31.53	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		448		a	*MAIN
1	F	A		192		b	ADDTN
	EFP	P		84	3360	c	PORCH
	WDD	P		112	1680	d	PORCH
	OFF	P		112	3360	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
338	1	2023-08-24	FRANCE MARA & COCHRANE DA	1SD	110000	4660	54460
255	1	2020-06-14	CONKLIN JOSHUA T & KELSEY	LWD	65000	4660	54460
455	1	2018-09-20	ODER STEVEN M & CATHERINE	1SD	50000	4460	43710
464	1	2000-08-10	LOWE BRADLEY R &	LWD	57600	4660	30630
680	1	1996-10-31	KARG ALLYSON J	LWD	45000	4910	21660
276	1	1996-07-22	ANDERSON JUDITH K	LAF *	0	4910	20710
85	0	1986-02-07		*	0	0	14030
25	0	1986-01-14		*	20000	0	14030

Year	Land	Bldg	Total	Net Tax
2021	1630	19060	20690	970.02
2020	1630	19060	20690	842.54

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



714 E DECATUR ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1H	Sq-Ft	Value
Floor Level	640	85480
Main	448	24730
Part Upper		
Subtotal		110210
Shingle	Roof	GABLE
Plaster/Drywall	P P	Extra Features
Panelled Wall	X	Total Value
Unfinished Wall	X X	
Floor/Carpet	X X	PUB PAVED ST/RD
Floor/Tile-Lino	X	
Number of Rooms	3 2	Neighborhood:
Bedrooms	2	Code:
		3620
		Dwl/Gar/NC%
		1.1200
Central Heat	A	
FORCED AIR		
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C	1088		C- OLD/GD	106750	.40		71740
2 Garage		14X28	392	C 1954FR	9410	.70		3160
3 P	*SV PAT	8X20	160	C 1954AV	100			100
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
	50.0000	50.00	120	89	120	107	5350	5350