PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-450084.0000 RES
RR63 2026

sale

2023 MANNS KIMBERLY L	2019-10-04	
2024 MANNS KIMBERLY L	2019-10-04	
2025 MANNS KIMBERLY L	2019-10-04	
2026 MANNS KIMBERLY L	2019-10-04	PORTNERS SUB 5
617 S HENRY ST	2CT	
	$0	
KENTON OH 43326		

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

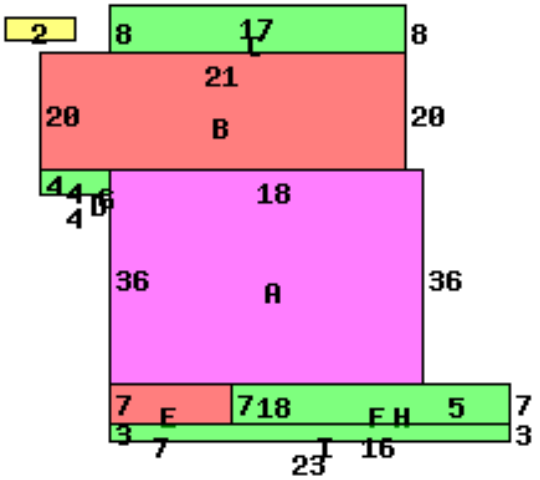
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5660	5660	5660	5660		5660	6540	6530
Bldg100%	41660	41660	41660	41660		41660	57630	57640
Totl100%	47310t	47310t	47310t	47310t		47310t	64170t	64170t
Cauv100%								
Tax Value:								
Land 35%	1980	1980	1980	1980		1980	2290	2290
Bldg 35%	14580	14580	14580	14580		14580	20170	20170
Totl 35%	16560t	16560t	16560t	16560t		16560t	22460t	22460t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	680.88	720.32	715.56	715.56	715.56			
Sp-Asmnt	20.66	28.93	28.93	28.93				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		648		a	*MAIN
1	F/C	A		420		b	ADDTN
	EFP	P		136	5440	c	PORCH
	CAN	P		16	130	d	PORCH
1	F/C	A		49		e	ADDTN
	CAN	P		112	900	f	PORCH
	STP	P		16	60	g	PORCH
	PAT	P		112	340	h	PORCH
	OFP	P		69	2070	i	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
373	2	2019-10-04	MANNS KIMBERLY L	2CT	*	0	4740	21460
64	1	2014-03-07	MANNS DAVID L & KIMBERLY	1QC		20000	6540	40170
113	1	2014-03-07	MANNS DELMAR & JANET	1QC	*	0	6540	40170
481	1	2012-12-04	MANNS DEAN	1WD	*	0	6540	40170
234	1	2007-06-28	MANNS DELMAR & JANET L	1SD	*	0	4940	36060
330	1	2007-06-28	MANNS DELMAR	1WD		14000	4940	36060
320	1	2007-06-25	REO NATIONWIDE LLC	1WD		3000	4940	36060
614	1	2006-10-04	WM SPECIALTY MORTGAGE LL	1WD		26000	4940	36060
58	1	2000-01-26	HINKLE MELVIN ERNEST	1WD		26933	4490	25740

Year	Land	Bldg	Total	Net Tax
2022	1740	8960	10700	499.84
2021	1740	8960	10700	501.66

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



617 S HENRY ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1117	103090
	Subtotal			103090
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Extra Features	9220
Floor/Carpet	X	Total Value	112310
Number of Rooms	4		
Bedrooms	2	PUB ALLEY	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3620
Plumbing		Dwl/Gar/NC%	1.5500
Standard	1		

	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		1117		D	OLD/AV	89850	.55	.20	50140
2	Garage		24X24	576		C	1981AV	13820	.65		7500

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		45.00	168	105	138	145	6530	6530

Call Back: Sign: PSN Date: 2014-11-17 Lister:

36-450084.0000-v082020R