PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-450099.0000 RES
RR71 2026

sale

2023 MCCULLOUGH PROPERTIES	2022-06-22	
2024 GORMAN GLEN R ETAL TR	2023-12-21	
2025 MCCULLOUGH STEPHEN M	2024-02-01	
2026 MCCULLOUGH STEPHEN M &	2024-02-01	PORTNERS SUB PT PT 20-21
602 S STEVENS ST	2QC	
	$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%	8690	8690	8690	8690		8690	9940	9940
Bldg100%	117430	117430	117430	117430		117430	162510	162510
Totl100%	126110t	126110t	126110t	126110t		126110t	172460t	172450t
Cauv100%								
Tax Value:								
Land 35%	3040	3040	3040	3040		3040	3480	3480
Bldg 35%	41100	41100	41100	41100		41100	56880	56880
Totl 35%	44140t	44140t	44140t	44140t		44140t	60360t	60360t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1814.88	1919.98	1907.32	1907.32	1907.32			
Sp-Asmnt	23.07	37.00	37.00	37.00				

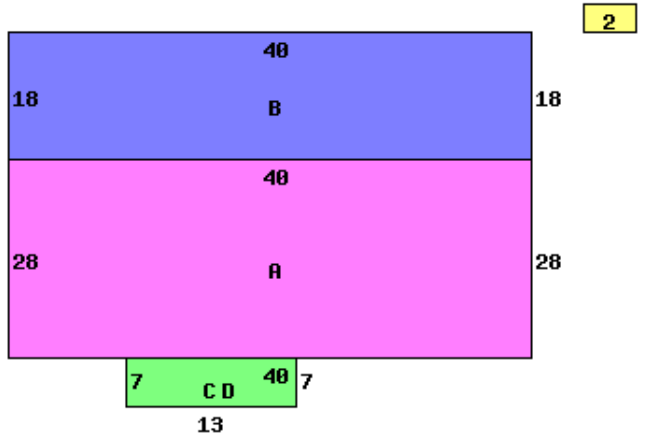
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1120		a	*MAIN
	CAR/2	G		720	5360	b	GRAGE
	CAN	P		91	730	c	PORCH
	STP	P		91	360	d	PORCH

#: 100 L/W
364501000000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
52	2	2024-02-01	MCCULLOUGH STEPHEN M & TE	2QC	*	0	8690	117430
549	2	2023-12-21	GORMAN GLEN R ETAL TRUSTE	2QC	*	0	8690	117430
311	1	2022-06-22	MCCULLOUGH PROPERTIES LLC	1WD		160000	7570	67060
483	1	2011-12-01	GERLING DONALD D	1AF	*	0	10000	55310
833	0	1986-10-08			*	0	0	35510

Year	Land	Bldg	Total	Net Tax
2022	2650	23470	26120	1220.16
2021	2650	23470	26120	1224.58

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



602 S STEVENS ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1120	103370
	Basement		1120	20870
	Subtotal			124240
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		P			
Unfinished Wall	X				
Floor/Hardwood		X			
Floor/Carpet		X			
Floor/Tile-Lino		L			
Number of Rooms		1	5		
Bedrooms			3		
Central Heat			A		
FORCED AIR					
Plumbing					
Standard		1			

Garages and Carports	5360
Extra Features	1360
Total Value	130960
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	1 B F		1120		C-	1956GD	117860	.37	-.35	155370
2	Garage		20X24	480		C	1956GD	11520	.60		7140

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	70.0000	70.00	161	103	138	142	9940	9940

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

36-450099.0000-v082020R