PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-450101.0000 RES
RR72 2026

sale

2023 ROBY MELISSA	2011-10-13	
2024 ROBY MELISSA	2011-10-13	
2025 ROBY MELISSA	2011-10-13	
2026 ROBY MELISSA	2011-10-13	PORTNERS SUB PT 21-22
514 S STEVENS ST	1WD	
	$19,000	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

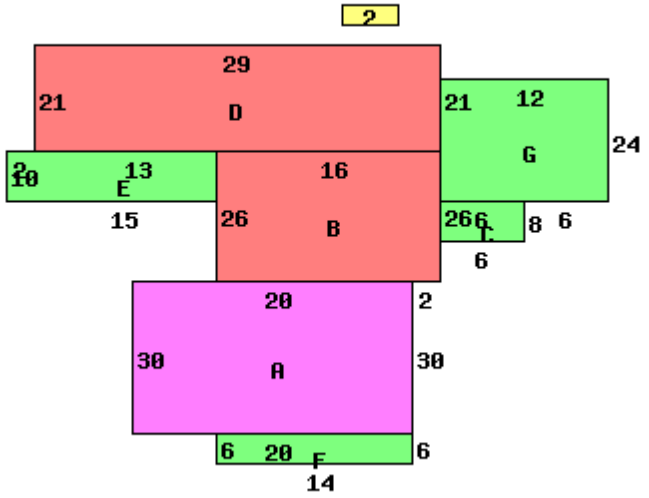
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6830	6830	6830	6830		6830	7800	7810
Bldg100%	99570	99570	99570	99570		99570	137830	137820
Totl100%	106400t	106400t	106400t	106400t		106400t	145630t	145630t
Cauv100%								
Tax Value:								
Land 35%	2390	2390	2390	2390		2390	2730	2730
Bldg 35%	34850	34850	34850	34850		34850	48240	48240
Totl 35%	37240t	37240t	37240t	37240t		37240t	50970t	50970t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1531.18	1619.86	1609.16	1609.16	1609.16			
Sp-Asmnt	21.53	34.61	34.61	34.61				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		600		a	*MAIN
1	F/C	A		416		b	ADDTN
	STP	P		48	190	c	PORCH
1	F	A		609		d	ADDTN
	PAT	P		150	450	e	PORCH
	EFP	P		84	3360	f	PORCH
	DK	P		288	4320	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
446	1	2011-10-13	ROBY MELISSA	1WD	*	19000	6310	76140
403	1	2011-09-19	JUS-CAL INVESTMENTS	1WD	*	6000	6310	76140
529	1	2010-11-15	BENEFICIAL OHIO INC	1SH	*	26667	6310	76140
454	1	1989-06-08		1WD		13700	0	25830
282	0	1988-04-21			*	0	0	25830
51	0	1988-01-25			*	0	0	25830

Year	Land	Bldg	Total	Net Tax
2022	2080	24910	26990	1260.78
2021	2080	24910	26990	1265.38

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



514 S STEVENS ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1625	124670
	Full Upper	FRAME	600	49400
	Subtotal			174070
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Plumbing	2100
Panelled Wall	X X	Extra Features	8320
Floor/Hardwood	X X	Total Value	184490
Floor/Carpet	X		
Floor/Tile-Lino	L	PUB ALLEY	
Number of Rooms	7 4		
Bedrooms	2 3	Neighborhood:	
		Code:	3620
Central Heat	A	Dwl/Gar/NC%	1.5500
HOT WATER			
Plumbing			
Standard	1		
Extra 3 Fixture	1		

	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		2225		C-	1954GD	166040	.37	.15	137820
2	Shed	*PP	8X10	80			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	55.0000	55.00	161	103	138	142	7810	7810

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

36-450101.0000-v082020R