PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-450119.0000 RES
RR50 2026

sale

2023 RHOADES BEVERLY	1999-06-09	
2024 FEDERAL HOME LOAN MOR	2023-05-15	
2025 CMH HOMES INC	2024-05-28	
2026 CMH HOMES INC	2024-05-28	PORTNERS SUB W PT 13-16
610 E LICK ST	1WD	
	$0	
KENTON OH 43326		

2028 ENTI SOLOMON OPPONG	2026-04-01	
610 E LICK ST	1WD	
KENTON OH 43326		

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

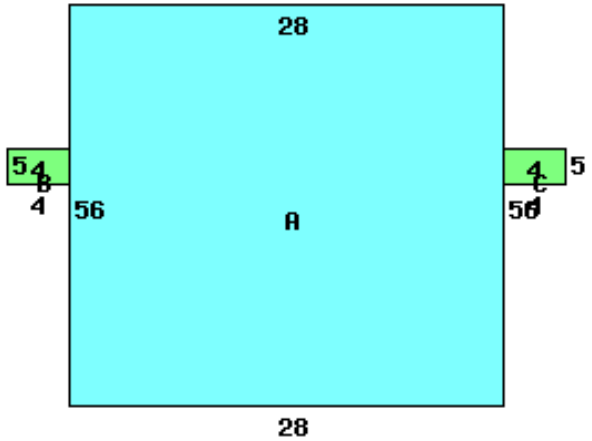
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	500	500	500	0	500	510	510
Acres								
Land100%	7200	7200	7200	7200		7200	8260	8270
Bldg100%	14630			0			156370	156370
Totl100%	21830t	7200t	7200t	7200t		7200t	164630t	164640t
Cauv100%								
Tax Value:								
Land 35%	2520	2520	2520	2520		2520	2890	2890
Bldg 35%	5120						54730	54730
Totl 35%	7640t	2520t	2520t	2520t		2520t	57620t	57620t
Hmstd35%								
Owner Oc	6.76							
Hmstd RB								
Net Tax	307.38	109.60	108.90	108.90	108.90			
Sp-Asmnt	21.57	6.75	6.75	6.75				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
	DK	P		20	300	a	PORCH
	DK	P		20	300	b	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
106	1	2026-04-01	ENTI SOLOMON OPPONG	1WD		181500	7200	0
242	1	2024-05-28	CMH HOMES INC	1WD	*	0	7200	14630
189	1	2023-05-15	FEDERAL HOME LOAN MORTGAG	1SH	*	0	6290	70570
320	1	1999-06-09	RHOADES BEVERLY	1WD		19668	6000	25510

Year	Land	Bldg	Total	Net Tax
2022	2200	24700	26900	1230.50
2021	2200	24700	26900	1235.08

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



610 E LICK ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1568	123200
	Subtotal			123200
Shingle				

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	2780
Floor/Carpet	X	Plumbing	2100
Bedrooms	3	Extra Features	600
		Total Value	128680
Central Heat	A		
FORCED AIR		PUB PAVED ST/RD	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	3620
Extra 3 Fixture	1	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 F/C	28X56	1568		D	2025AV	102940	.02		156370

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		53.00	201	113	138	156	8270	8270

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

36-450119.0000-v082020R