PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-460001.0000 RES
L126 2025

sale

2022	SHELDON DAMIAN J & ST	2017-03-31
2023	SHELDON DAMIAN J & ST	2017-03-31
2024	SHELDON DAMIAN J & ST	2017-03-31
2025	SHELDON DAMIAN J & STEP	2017-03-31 PARKS 1
	504 E DECATUR ST	1SD
		$59,000
	KENTON OH 43326	

2026	SHELDON DAMIAN J	2025-06-10
	504 E DECATUR ST	1QC
	KENTON OH 43326	

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

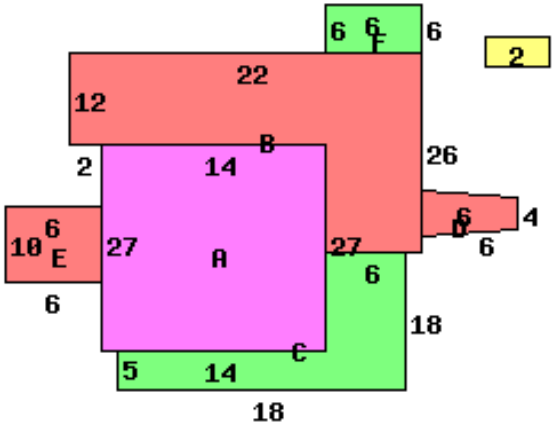
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	5600	6430	6430	6430	6430	6420
Bldg100%	66940	72460	72460	72460	72460	72450
Totl100%	72540t	78890t	78890t	78890t	78890t	78870t
Cauv100%						
Tax Value:						
Land 35%	1960	2250	2250	2250	2250	2250
Bldg 35%	23430	25360	25360	25360	25360	25360
Totl 35%	25390t	27610t	27610t	27610t	27610t	27600t
Hmstd35%						
Owner Oc	24.64	24.44	24.40	24.34	24.34	
Hmstd RB						
Net Tax	1161.42	1110.78	1176.56	1168.70	1168.70	
Sp-Asmnt	21.48	21.48	32.24	32.24		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		378		a	*MAIN
1	F/C	A		348		b	ADDTN
	OFP	P		155	4650	c	PORCH
1	F/C	A		30		d	ADDTN
2	F/C	A		60		e	ADDTN
	DK	P		36	540	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
256	1	2025-06-10	SHELDON DAMIAN J	1QC *	0	6430	72460
139	1	2017-03-31	SHELDON DAMIAN J & STEPHA	1SD	59000	7400	44060
537	1	2003-09-16	POLING CHAD	1WD	54600	5570	40690
49	1	2003-01-31	BAKER JESSE	1WD	24000	5570	40690
487	1	2002-09-12	BANK ONE NATIONAL ASSOC	1SH	44000	5600	33600
407	1	1999-07-20	WHEELER III JAMES F & PA	1SD	60000	5890	19000
779	1	1997-12-24	MCKEE TODD D	1WD	20500	5890	19000
350	1	1990-05-03		1UN *	0	0	20030

Year	Land	Bldg	Total	Net Tax
2021	1960	23430	25390	1165.76
2020	1960	23430	25390	1165.10

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



504 E DECATUR ST 43326

Occupancy 1 Single Family

Story Height 2

Floor Level			Sq-Ft	Value
	Main	FRAME	816	96680
	Full Upper	FRAME	438	39270
	Subtotal			135950
Shingle	Roof	GABLE		

*DWELLING COMPUTATIONS

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

Extra Features	5190
Total Value	141140
Neighborhood:	
Code:	3620
Dwl/Gar/NC%	1.1200

	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		1254		C	OLD/AV	141140	.55		71140
2	Shed		8X20	160		D	2020AV	1540	.15		1310

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	60.00	120	89	120	107	6420	6420

Call Back: Sign: PSN Date: 2015-03-25 Lister: 36-460001.0000-v082020R