PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-460001.0000 RES
L126 2026

sale

2023	SHELDON DAMIAN J & ST	2017-03-31
2024	SHELDON DAMIAN J & ST	2017-03-31
2025	SHELDON DAMIAN J & ST	2017-03-31
2026	SHELDON DAMIAN J & STEP	2017-03-31 PARKS 1
	504 E DECATUR ST	1SD
		$59,000
	KENTON OH 43326	

2027	SHELDON DAMIAN J	2025-06-10
	504 E DECATUR ST	1QC
	KENTON OH 43326	

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

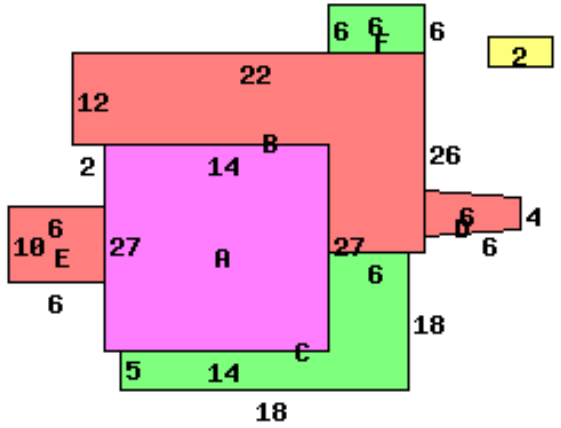
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6430	6430	6430	6430		6430	7370	7380
Bldg100%	72460	72460	72460	72460		72460	99770	99760
Totl100%	78890t	78890t	78890t	78890t		78890t	107140t	107140t
Cauv100%								
Tax Value:								
Land 35%	2250	2250	2250	2250		2250	2580	2580
Bldg 35%	25360	25360	25360	25360		25360	34920	34920
Totl 35%	27610t	27610t	27610t	27610t		27610t	37500t	37500t
Hmstd35%								
Owner Oc	24.44	24.40	24.34	24.34	24.34			
Hmstd RB								
Net Tax	1110.78	1176.56	1168.70	1168.70	1168.70			
Sp-Asmnt	21.48	32.24	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
2022	1960	23430	25390	1161.42
2021	1960	23430	25390	1165.76

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



504 E DECATUR ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	816	96680
	Full Upper	FRAME	438	39270
	Subtotal			135950
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	P	Extra Features	5190
Panelled Wall		X	Total Value	141140
Floor/Pine	X	X		
Floor/Carpet	X	X		
Floor/Tile-Lino	L		Neighborhood:	
Number of Rooms	5	2	Code:	3620
Bedrooms		2	Dwl/Gar/NC%	1.5500
Central Heat	A			
FORCED AIR				
Plumbing				
Standard	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 F/C		1254		C	OLD/AV	141140	.55		98450
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	138	123	7380	7380

Call Back: Sign: PSN Date: 2015-03-25 Lister:

36-460001.0000-v082020R