

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-460001.0000
L126

RES
2025

sale

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

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 & STEPH 504 E DECATUR ST	2017-03-31 PARKS 1 LSD
	KENTON OH 43326	\$59,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5600	6430	6430	6430	6420
Bldg100%	66940	72460	72460	72460	72450
Totl100%	72540t	78890t	78890t	78890t	78870t
Cauv100%					

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

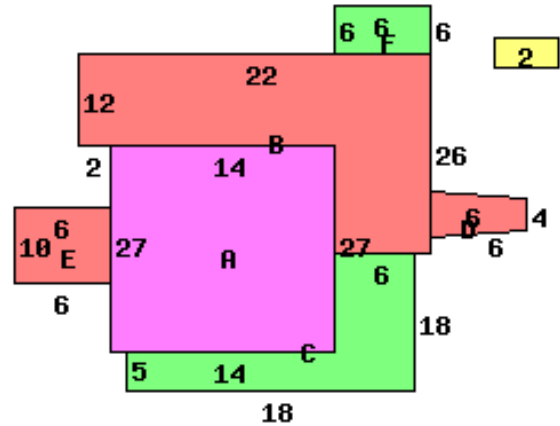
Tax Value:					
Land 35%	1960	2250	2250	2250	2250
Bldg 35%	23430	25360	25360	25360	25360
Totl 35%	25390t	27610t	27610t	27610t	27600t
Hmstd35%					
Owner Oc					
Hmstd RB	24.64	24.44	24.40	24.34	
Net Tax	1161.42	1110.78	1176.56	1168.70	
Sp-Asmnt	21.48	21.48	32.24	32.24	

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

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	LSD	59000	7400	44060
537	1	2003-09-16	FOLING CHAD	LWD	54600	5570	40690
49	1	2003-01-31	BAKER JESSE	LWD	24000	5570	40690
487	1	2002-09-12	BANK ONE NATIONAL ASSOC	LSH	44000	5600	33600
407	1	1999-07-20	WHEELER III JAMES F & PA	LSD	60000	5890	19000
779	1	1997-12-24	MCKEE TODD D	LWD	20500	5890	19000
350	1	1990-05-03		LUN *	0	0	20030

Year	Land	Bldg	Total	Net Tax
2021	1960	23430	25390	1165.76
2020	1960	23430	25390	1009.10

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	
Story Height	2	Sq-Ft	Value
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%	1.1200
Central Heat	A		
FORCED AIR			
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
1 DWELLING	2 F/C	FtxFt	Area	Grade	Cond	Value	Dpr	Dpr	Value
2 Shed		8X20	1254	C	OLD/AV	141140	.55		71140
		160		D	2020AV	1540	.15		1310
front lot	acres/	effective	depth	actual	effective	extended	true		
	frontage	frontage	depth	factor	rate	value	value		
	60.0000	60.00	120	89	120	6420	6420		