

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	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%						

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

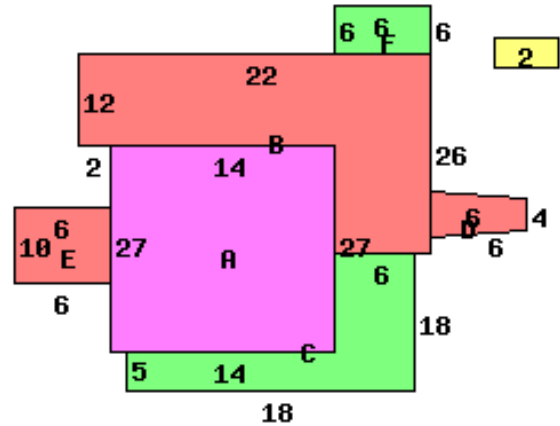
Tax Value:						
Land 35%	1960	2250	2250	2250	2250	2250
Bldg 35%	23430	25360	25360	25360	25360	25360
Totl 35%	25390t	27610t	27610t	27610t	27610t	27600t
Hmstd35%						
Owner Oc	24.64	24.44	24.40	24.34	24.34	
Hmstd RB						
Net Tax	1161.42	1110.78	1176.56	1168.70	1168.70	
Sp-Asmnt	21.48	21.48	32.24	32.24		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		378			ADDTN
1	F/C	A		348			PORCH
	OFF	P		155	4650		ADDTN
1	F/C	A		30			ADDTN
2	F/C	A		60			ADDTN
	DK	P		36	540		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	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	902 MAIN DISTRICT CONSERVANCY	XA/2025	ben acres	/ %	factor
	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	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 F/C	8X20	1254	160	C	OLD/AV	141140	.55		71140
2 Shed					D	2020AV	1540	.15		1310
front lot	acres/ frontage	effective frontage	depth	actual factor	rate	effective rate	extended value	true value		
	60.0000	60.00	120	89	120	107	6420	6420		