PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-460008.0000 RES
L123 2026

sale

2023 RISNER CHELSEY MICHEL	2022-09-15	
2024 RISNER CHELSEY MICHEL	2022-09-15	
2025 RISNER CHELSEY MICHEL	2022-09-15	
2026 RISNER CHELSEY MICHELLE	2022-09-15	PARKS 3
520 E DECATUR ST	1AF	
	$0	
KENTON OH 43326		

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

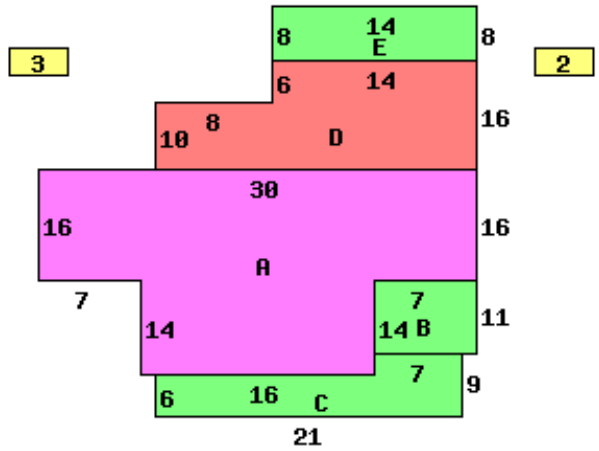
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6430	6430	6430	6430		6430	7370	7380
Bldg100%	131110	131110	131110	131110		131110	181290	181280
Totl100%	137540t	137540t	137540t	137540t		137540t	188660t	188660t
Cauv100%								
Tax Value:								
Land 35%	2250	2250	2250	2250		2250	2580	2580
Bldg 35%	45890	45890	45890	45890		45890	63450	63450
Totl 35%	48140t	48140t	48140t	48140t		48140t	66030t	66030t
Hmstd35%			48100	48100		48100	65990	
Owner Oc			42.40	42.40	42.40	hmstd 2250 l 45850 b		
Hmstd RB								
Net Tax	1979.36	2093.94	2037.74	2037.74	2037.74			
Sp-Asmnt	20.66	37.69	37.69	37.69				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		704		a	*MAIN
	EFP	P		77	3080	b	PORCH
	OFP	P		144	4320	c	PORCH
1	F	A		304		d	ADDTN
	DK	P		112	1680	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
433	1	2022-09-15	RISNER CHELSEY MICHELLE	1AF	*	0	5600	27290
90	1	2022-02-22	MURPHY DIANE	1WD		139900	5600	27290
537	1	2020-11-17	ZIRKLE STEVE	1WD		10000	5600	27290
262	1	2018-07-03	JOHNSON JESSICA	1QC	*	0	5340	22310
17	1	2009-01-13	CHENIER MARY E	1QC	*	0	6540	47510

Year	Land	Bldg	Total	Net Tax
2022	1960	9550	11510	537.68
2021	1960	9550	11510	539.62

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



520 E DECATUR ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1008	101460
	Full Upper	FRAME	704	53150
	Subtotal			154610
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	3020
Panelled Wall	X	Extra Features	9080
Floor/Hardwood	X X	Total Value	166710
Floor/Carpet	X		
Number of Rooms	5 3	PUB SIDEWALK	
Bedrooms	1 3		
		Neighborhood:	
Central Heat	A	Code:	3620
FORCED AIR		Dwl/Gar/NC%	1.5500
Central A/C	A		
Plumbing			
Standard	1		

	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		1712		C	1930VG	166710	.30		180880
2	Shed	*SV 0	12X14	168			OLD/FR	100			100
3	Garage	*SV 0	10X28	280			OLD/FR	300			300

	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:

36-460008.0000-v082020R