PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-460027.0000 RES
L114 2026

sale

2023 CLEMENTS EDWARD E	2012-07-19	
2024 CLEMENTS EDWARD E	2012-07-19	
2025 CLEMENTS EDWARD E	2012-07-19	
2026 CLEMENTS EDWARD E	2012-07-19	E-W PT OL 6 & VAC ALLEY
612 HENRY ST	1CT	
	$0	
KENTON OH 43326		

2027 CLEMENTS KEITH E	2025-07-11	
612 HENRY ST	1CT	
KENTON OH 43326		

2028 ALDRIDGE PATRICIA J ETA	2026-09-14	
612 HENRY ST	1WD	
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%	17000	17000	17000	17000		17000	19460	19470
Bldg100%	72000	72000	72000	72000		72000	99660	99650
Totl100%	89000t	89000t	89000t	89000t		89000t	119110t	119120t
Cauv100%								
Tax Value:								
Land 35%	5950	5950	5950	5950		5950	6810	6810
Bldg 35%	25200	25200	25200	25200		25200	34880	34880
Totl 35%	31150t	31150t	31150t	31150t		31150t	41690t	41690t
Hmstd35%								
Owner Oc	27.56	27.54	27.46	27.46	27.46			
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	884.28	909.82	888.90	888.90	888.90			
Sp-Asmnt	21.79	33.28	33.28	33.28				

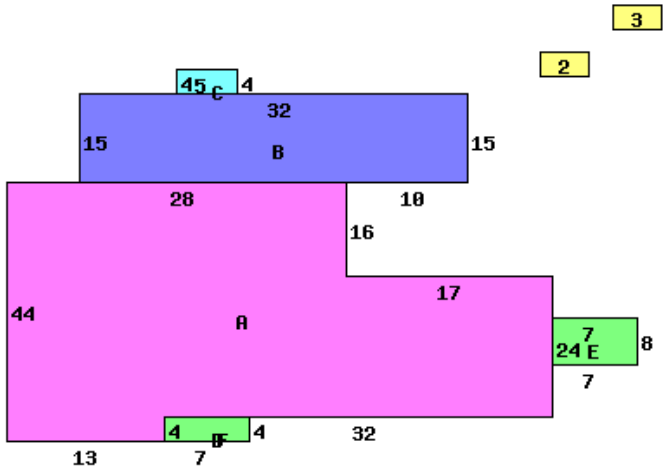
SHB+	Cons	Type	FACT	SQ-FT	VALUE		
1	F/C	M		1580		a	*MAIN
	F	G		480	11520	b	GRAGE
04	KENTON OH	43326		20	240	c	OTHER
	RFX	P		28	280	d	PORCH
	OFP	P		56	1680	e	PORCH
	STP	P		28	110	f	PORCH

L/C DONALD L JR & PATRICIA J ALDRIDGE 3-23-2026 MODIFIED $135,000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
370	1	2026-09-14	ALDRIDGE PATRICIA J ETAL	1WD		135000	17000	72000
311	1	2025-07-11	CLEMENTS KEITH E	1CT	*	0	17000	72000
298	1	2012-07-19	CLEMENTS EDWARD E	1CT	*	0	19600	56060
541	1	1996-08-30	CLEMENTS EDWARD E & FRAN	1WD		59000	9600	36710

Year	Land	Bldg	Total	Net Tax
2022	5200	28660	33860	1148.64
2021	5200	24550	29750	964.20

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



612 HENRY ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1580	124140
	Subtotal			124140
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	Air Conditioning	2800
Floor/Carpet	X	Plumbing	2100
Floor/Tile-Lino	L	Garages and Carports	11520
Number of Rooms	6	Extra Features	2310
Bedrooms	3	Total Value	142870
Central Heat	A		
FORCED AIR		Neighborhood:	
Central A/C	A	Code:	3620
Plumbing		Dwl/Gar/NC%	1.5500
Standard	1		
Extra 2 Fixture	1		
Extra Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1580		C	1950AV	142870	.55		99650
2	Shed	*PP F 0	10X12	120			1997	0			0
3	CARPORT	*PP	20X30	600		C	2020AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	124.0000	124.00	214	114	138	157	19470	19470

Call Back: Sign: PSN Date: 2015-03-25 Lister: 36-460027.0000-v082020R