PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-470005.0000 RES
P99 2026

sale

2023 HUSTON SHAWN J		2001-03-14
2024 HUSTON SHAWN J		2001-03-14
2025 HUSTON SHAWN J		2001-03-14
2026 HUSTON SHAWN J		2001-03-14 J C WMS 5
323 S HIGH ST		1WD
		$65,000
KENTON OH 43326		

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

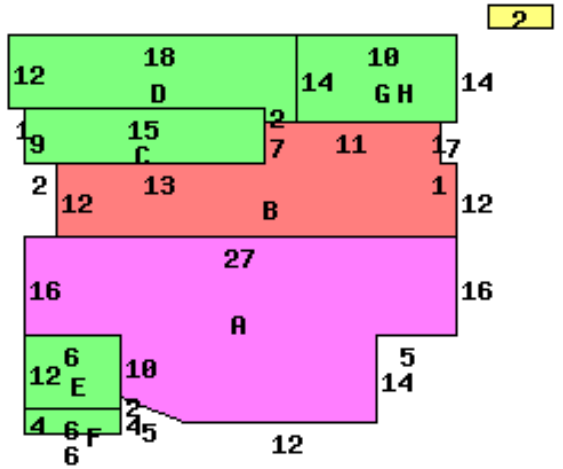
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5510	5510	5510	5510		5510	6340	6340
Bldg100%	89490	89490	89490	89490		89490	123830	123840
Totl100%	95000t	95000t	95000t	95000t		95000t	130170t	130180t
Cauv100%								
Tax Value:								
Land 35%	1930	1930	1930	1930		1930	2220	2220
Bldg 35%	31320	31320	31320	31320		31320	43340	43340
Totl 35%	33250t	33250t	33250t	33250t		33250t	45560t	45560t
Hmstd35%								
Owner Oc	29.42	29.40	29.32	29.32	29.32			
Hmstd RB								
Net Tax	1337.72	1416.88	1407.44	1407.44	1407.44			
Sp-Asmnt	21.45	33.93	33.93	33.93				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BA	F	M		648		a	*MAIN
1	F/C	A		377		b	ADDTN
	EFP	P		135	5400	c	PORCH
	DK	P		220	3300	d	PORCH
	EFP	P		72	2880	e	PORCH
	OFP	P		24	720	f	PORCH
	CAN	P		140	1120	g	PORCH
	DK	P		140	2100	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
126	1	2001-03-14	HUSTON SHAWN J	1WD	65000	5230	32400
531	1	1992-06-09		1WD	26000	0	26230

Year	Land	Bldg	Total	Net Tax
2022	1690	22650	24340	1113.38
2021	1690	22650	24340	1117.54

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



323 S HIGH ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1025	103170
	Qtr Story	FRAME	648	2690
	Basement		164	3450
	Subtotal			109310
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	P	P	328 sq ft	Attic Finish	5940
Panelled Wall	X			Air Conditioning	2390
Unfinished Wall	X			Extra Features	15520
Floor/Pine	X	X		Total Value	133160
Floor/Carpet	X				
Number of Rooms	1	4 2		PUB SIDEWALK	
Bedrooms	2	2			
				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	1 BAF		1353		C	OLD/GD	133160	.40		123840
2	Shed	*PP	14X10	140			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	48.0000	48.00	140	96	138	132	6340	6340

Call Back: Sign: PSN Date: 2015-01-13 Lister:

36-470005.0000-v082020R