PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-470020.0000 RES
L138 2026

sale

2023 BYERS DAVID ALAN	2017-01-06	
2024 BYERS DAVID ALAN	2017-01-06	
2025 BYERS DAVID ALAN	2017-01-06	
2026 BYERS DAVID ALAN	2017-01-06	J C WMS 20
305 S CLINTON ST	1CT	
	$0	
KENTON OH 43326		

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

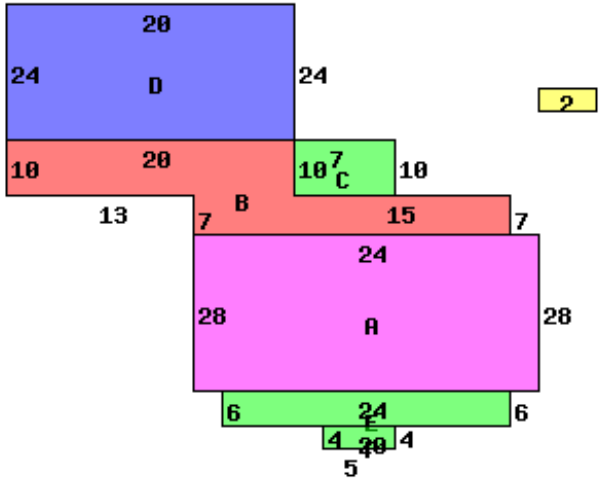
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5370	5370	5370	5370		5370	6140	6140
Bldg100%	62740	62740	62740	62740		62740	86630	86630
Totl100%	68110t	68110t	68110t	68110t		68110t	92770t	92770t
Cauv100%								
Tax Value:								
Land 35%	1880	1880	1880	1880		1880	2150	2150
Bldg 35%	21960	21960	21960	21960		21960	30320	30320
Totl 35%	23840t	23840t	23840t	23840t		23840t	32470t	32470t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	980.22	1036.98	1030.14	1030.14	1030.14			
Sp-Asmnt	21.20	380.27	30.41	30.41				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 A	F/C	M		672		a	*MAIN
1	F	A		354		b	ADDTN
	EFP	P		70	2800	c	PORCH
	F2	G		480	11520	d	GRAGE
	EFP	P		120	4800	e	PORCH
	EFP	P		20	800	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
1	1	2017-01-06	BYERS DAVID ALAN	1CT	*	0	6200	38690
417	1	2010-10-29	BYERS ELVA I	1WD	*	0	5490	46340
1168	1	1994-12-20	BYERS REVOCABLE LIVING T	1WD	*	0	0	28710

Year	Land	Bldg	Total	Net Tax
2022	1640	20770	22410	1046.86
2021	1640	20770	22410	1050.66

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



305 S CLINTON ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1026	103270
	Qtr Story	FRAME	672	2880
	Subtotal			106150
Shingle	Roof	GABLE		

	B	1	2	U	A		
Plaster/Drywall		P	P		672 sq ft	Attic Finish	11140
Panelled Wall		X				Garages and Carports	11520
Floor/Carpet		X	X			Extra Features	8400
Floor/Tile-Lino			L			Total Value	137210
Number of Rooms		8	2				
Bedrooms		2	2			PUB SIDEWALK	
Central Heat			A			Neighborhood:	
F-A/ELECT						Code:	3620
Plumbing						Dwl/Gar/NC%	1.5500
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 AF/C		1698		C-	OLD/AV	123490	.55		86130
2	P	*SV PAT0	14X14	196			OLD/	500			500

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	48.0000	48.00	129	93	138	128	6140	6140

Call Back: Sign: PSN Date: 2015-03-25 Lister:

36-470020.0000-v082020R