PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-470022.0000 RES
L136 2026

sale

2023 WARD CRAIG A	1994-11-18	
2024 WARD CRAIG A	1994-11-18	
2025 KNIPPEN BRITTANY & SH	2024-02-13	
2026 KNIPPEN BRITTANY & SHAL	2024-02-13 J C WMS 22	
319 S CLINTON ST	1WD	
	$0	
KENTON OH 43326		

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

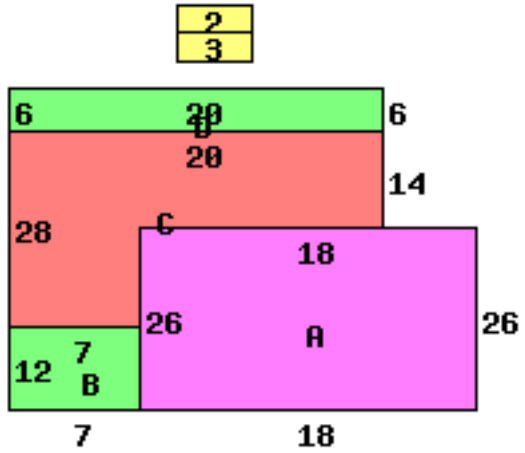
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5370	5370	5370	5370		5370	6140	6140
Bldg100%	56260	56260	56260	56260		56260	75310	75320
Totl100%	61630t	61630t	61630t	61630t		61630t	81460t	81460t
Cauv100%								
Tax Value:								
Land 35%	1880	1880	1880	1880		1880	2150	2150
Bldg 35%	19690	19690	19690	19690		19690	26360	26360
Totl 35%	21570t	21570t	21570t	21570t		21570t	28510t	28510t
Hmstd35%	19250							
Owner Oc	17.04	17.02						
Hmstd RB								
Net Tax	869.84	921.22	932.04	932.04	932.04			
Sp-Asmnt	20.95	29.80	29.80	29.80				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		468		a	*MAIN
	EFP	P		84	3360	b	PORCH
1	F/C	A		378		c	ADDTN
	EFP	P		120	4800	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
87	1	2024-02-13	KNIPPEN BRITTANY & SHALLI	1WD *	0	5370	56260
1078	1	1994-11-18	WARD CRAIG A	1WD	13500	0	23830

Year	Land	Bldg	Total	Net Tax
2022	1640	16080	17720	812.24
2021	1640	16080	17720	815.26

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



319 S CLINTON ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	846	100230
	Part Upper	FRAME	468	25060
	Basement		234	4790
	Subtotal			130080
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		P P	Air Conditioning	2420
Unfinished Wall	X		Extra Features	8160
Floor/Pine		X	Total Value	140660
Floor/Carpet		X X		
Floor/Tile-Lino		L	PUB SIDEWALK	
Number of Rooms	1	4 2		
Bedrooms		2	Neighborhood:	
			Code:	3620
Central Heat		A	Dwl/Gar/NC%	1.5500
FORCED AIR				
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	1HB F		1314		C-	OLD/FR	126590	.65		68670
2	Pole Build		24X42	1008		C	1995AV	12100	.60		4840
3	Pole Build	F	14X24	336		C	2001AV	4030	.55		1810

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	48.0000	48.00	131	93	138	128	6140	6140

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