PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-470028.0000 RES
P92 2026

sale

2023	VERBEEK JEANETTE R	2011-06-21
2024	VERBEEK JEANETTE R	2011-06-21
2025	VERBEEK JEANETTE R	2011-06-21
2026	VERBEEK JEANETTE R	2011-06-21 J C WMS PT 18
	420 KING ST	1FD
		$16,000
	KENTON OH 43326	

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

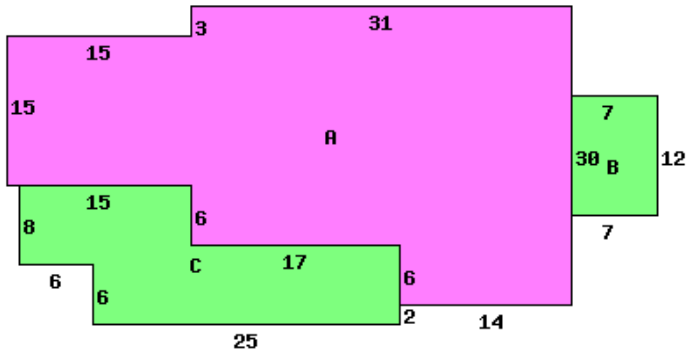
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	520	520	520	520	0	520	520	520
Acres								
Land100%	4740	4740	4740	4740		4740	5460	5460
Bldg100%	55200	55200	55200	55200		55200	76400	76410
Totl100%	59940t	59940t	59940t	59940t		59940t	81860t	81870t
Cauv100%								
Tax Value:								
Land 35%	1660	1660	1660	1660		1660	1910	1910
Bldg 35%	19320	19320	19320	19320		19320	26740	26740
Totl 35%	20980t	20980t	20980t	20980t		20980t	28650t	28650t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	862.64	912.58	906.56	906.56	906.56			
Sp-Asmnt	38.96	47.64	47.64	47.64				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BA	F	M		1053		a	*MAIN
	OFP	P		84	2520	b	PORCH
	OFP	P		296	8880	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
233	1	2011-06-21	VERBEEK JEANETTE R	1FD	*	16000	5480	57410
222	1	1997-06-03	RUMER RUTH	1AF	*	0	4370	31970
289	1	1997-05-27	RUMER RUTH	1WD	*	32500	4370	31970
203	0	1986-03-31			*	15500	0	28600

Year	Land	Bldg	Total	Net Tax
2022	1450	16150	17600	822.16
2021	1450	16150	17600	825.14

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



420 KING ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1053	101300
	Full Upper	FRAME	1053	60740
	Qtr Story	FRAME	1053	4200
	Basement		526	10040
	Subtotal			176280
Shingle	Roof	GABLE		

	B	1	2	U	A			
Plaster/Drywall		X	X			1 /	Extra Living Units	3500
Panelled Wall		X	X				Air Conditioning	3900
Unfinished Wall	X				X		Plumbing	2100
Floor/Carpet		X	X				Extra Features	11400
Floor/Tile-Lino		T					Total Value	197180
Number of Rooms		2	4	5	4			
Bedrooms		1	2				PUB SIDEWALK	
Central Heat		A					Neighborhood:	
F-A/ELECT							Code:	3620
Central A/C		A					Dwl/Gar/NC%	1.5500
Plumbing								
Standard	1							
Extra 3 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	2 BAF		2106		C	1910PR	197180	.75		76410

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	51.4000	52.00	88	76	138	105	5460	5460

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

36-470028.0000-v082020R