PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-470029.0000 RES
P63 2025

sale

2022	WIREMAN CHESTER & RUT	1994-08-30
2023	WIREMAN CHESTER & RUT	1994-08-30
2024	WIREMAN CHESTER & RUT	1994-08-30
2025	WIREMAN RUTH ANN	2024-12-20 MAGLEYS 1ST 1
	304 S HIGH ST	2AF
		$0
	KENTON OH 43326	

2026	BAKER JERAMIE J	2025-01-10
	304 S HIGH ST	2ED
	KENTON OH 43326	

Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

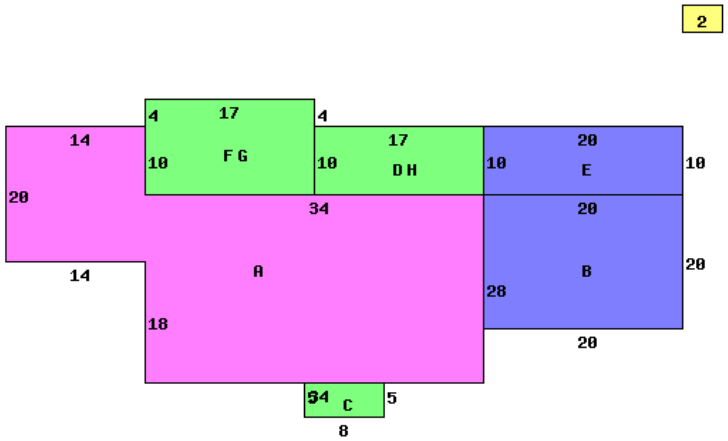
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5630	6430	6430	6430	6440
Bldg100%	80140	105570	105570	105570	105560
Totl100%	85770t	112000t	112000t	112000t	112000t
Cauv100%					
Tax Value:					
Land 35%	1970	2250	2250	2250	2250
Bldg 35%	28050	36950	36950	36950	36950
Totl 35%	30020t	39200t	39200t	39200t	39200t
Hmstd35%	27160	36220	36220	36220	
Owner Oc	26.34	32.06	32.02	31.92	hmstd 2250 l 33970 b
Hmstd RB	400.22	368.96	417.58	429.66	
Net Tax	975.76	1210.74	1255.50	1232.28	
Sp-Asmnt	21.77	21.77	35.70	35.70	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1232		a	*MAIN
	F2	G		400	9600	b	GRAGE
	OFP	P		40	1200	c	PORCH
	PAT	P		170	510	d	PORCH
	F	G		200	4800	e	GRAGE
	DK	P		238	3570	f	PORCH
	CAN	P		238	1900	g	PORCH
	CAN	P		170	1360	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
12	2	2025-01-10	BAKER JERAMIE J	2ED	178000	6430	105570
541	2	2024-12-20	WIREMAN RUTH ANN	1AF *	0	6430	105570
793	2	1994-08-30	WIREMAN CHESTER & RUTH A	2SD	30000	0	31310

Year	Land	Bldg	Total	Net Tax
2021	1970	28050	30020	979.38
2020	1970	28050	30020	848.18

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



304 S HIGH ST 43326

Occupancy 1 Single Family

Story Height 1
Floor Level

			Sq-Ft	Value
	Main	FRAME	1232	105480
	Basement		616	11690
	Subtotal			117170
	Roof	GABLE		

Shingle B 1 2 U A

*DWELLING COMPUTATIONS

Plaster/Drywall	P	
Panelled Wall	X	
Unfinished Wall	X	
Floor/Pine	X	
Floor/Carpet	X	
Number of Rooms	1 5	
Bedrooms	2	
Central Heat	A	
FORCED AIR		
Central A/C	A	
Plumbing		
Standard	1	
Extra 3 Fixture	1	

Air Conditioning	2210
Plumbing	2100
Garages and Carports	14400
Extra Features	8540
Total Value	144420
PUB SIDEWALK	
Neighborhood:	
Code:	3620
Dwl/Gar/NC%	1.1200

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1232		C	1930GD	144420	.40		97050
2	Garage		22X24	528		C	2009AV	12670	.40		8510

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	57.0000	57.00	132	94	120	113	6440	6440

Call Back: Sign: PSN Date: 2015-01-13 Lister: 36-470029.0000-v082020R