

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-480003.0000
038

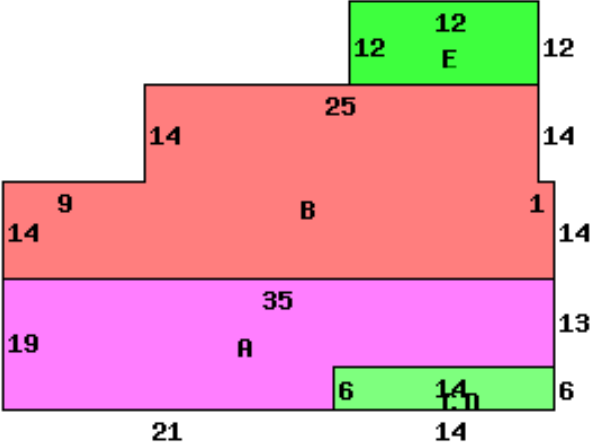
RES
2025

sale

2022	GOOD GARRETT	2021-02-24
2023	GOOD GARRETT	2021-02-24
2024	GOOD GARRETT	2021-02-24
2025	GOOD GARRETT	2021-02-24
312 312 1/2 E COLUMBUS S T		MENTZERS E SIDE 1
KENTON OH 43326		1WD
		\$95,000

Eff Rate:-	50.59	44.66	47.03	46.74	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	520	520	520	520	520
Acres					
Land100%	3540	4740	4740	4740	4750
Bldg100%	111490	89600	89600	89600	89610
Totl100%	115030t	94340t	94340t	94340t	94360t
Cauv100%					
Tax Value:					
Land 35%	1240	1660	1660	1660	1660
Bldg 35%	39020	31360	31360	31360	31360
Totl 35%	40260t	33020t	33020t	33020t	33030t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	1880.68	1357.66	1436.28	1426.82	
Sp-Asmnt	40.11	40.11	130.21	344.55	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	B	M		581		b	ADDTN
2 B	F	A		840		c	PORCH
	OFB	P		84	2520	d	ADDTN
F	B	A		84		e	PORCH
	CPY	P		144	1150	f	PORCH
	DK	P		144	2160		
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
58	1	2021-02-24	GOOD GARRETT	1WD	95000	3540	111490
583	1	2019-12-27	CKC INVESTMENTS LLC	1WD	82500	3370	89770
327	1	1996-05-31	NEWLAND THOMAS	1WD	57000	5230	44540
695	1	1994-08-02	BUR-MAC DEVELOPMENT CORP	1WD	49000	0	48600
Year	Land	Bldg	Total	Net Tax			
2021	1240	39020	40260	1887.54			
2020	1240	39020	40260	1639.48			
p r o j e c t				ben acres	/	%	factor
902	MAIN DISTRICT CONSERVANCY			XA/2025			
500	HARDIN COUNTY LANDFILL			XA/2025			
540	DELO SEWER - KENTON CORP			XA/2025			
539	DELO WATER - KENTON CORP			XA/2025			
642	TRASH-KENTON CITY			XA/2025			



312 - 312 1/2 E COLUMBUS S 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level		
	Main	FRAME
	Full Upper	FRAME
	Basement	
	Subtotal	219190
Shingle	Roof	HIP
	B 1 2 U A	
Plaster/Drywall	X	1 /
Panelled Wall	X	Extra Living Units
Unfinished Wall	X	Air Conditioning
Floor/Pine	X X	Plumbing
Floor/Carpet	X X	Extra Features
Number of Rooms	1 7 6	Total Value
Bedrooms	2	237070
Central Heat	A	PUB SIDEWALK
FORCED AIR		Neighborhood:
Central A/C	A	Code:
Plumbing		Dwl/Gar/NC%
Standard	2	3630
		1.0500

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F&B	FtxFt	2926	Rate	C	Cond	Value	Dpr	Dpr	Value
						OLD/AV	237070	.55	.20	89610
front lot	acres/	effective	depth	depth	actual	effective	extended	true		
	frontage	frontage	factor	factor	rate	rate	value	value		
	36.0000	36.00	132	94	140	132	4750	4750		