PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-480003.0000 RES
038 2026

sale

2023 GOOD GARRETT	2021-02-24	
2024 GOOD GARRETT	2021-02-24	
2025 GOOD GARRETT	2021-02-24	
2026 GOOD GARRETT	2021-02-24	MENTZERS E SIDE 1
312 312 1/2 E COLUMBUS S T	1WD	
	$95,000	
KENTON OH 43326		

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

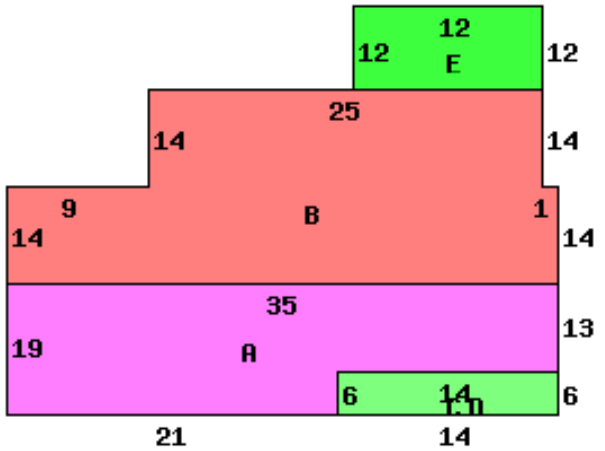
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	520	520	520	520	0	520	520	520
Acres								
Land100%	4740	4740	4740	4740		4740	5430	5440
Bldg100%	89600	89600	89600	89600		89600	123740	123750
Totl100%	94340t	94340t	94340t	94340t		94340t	129170t	129190t
Cauv100%								
Tax Value:								
Land 35%	1660	1660	1660	1660		1660	1900	1900
Bldg 35%	31360	31360	31360	31360		31360	43310	43310
Totl 35%	33020t	33020t	33020t	33020t		33020t	45210t	45220t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1357.66	1436.28	1426.82	1426.82	1426.82			
Sp-Asmnt	40.11	130.21	344.55	344.55				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	B	M		581		a	*MAIN
2 B	F	A		840		b	ADDTN
	OFP	P		84	2520	c	PORCH
F	B	A		84		d	ADDTN
	CPY	P		144	1150	e	PORCH
	DK	P		144	2160	f	PORCH

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	CCKC IINVESTMENTS 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
2022	1240	39020	40260	1880.68
2021	1240	39020	40260	1887.54

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
540	DELQ SEWER - KENTON CORP	XA/2025			
539	DELQ 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

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1421	118020
	Full Upper	FRAME	1505	74870
	Basement		1421	26300
	Subtotal			219190
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall		X	1 /	Extra Living Units 3500
Panelled Wall		X		Air Conditioning 5050
Unfinished Wall	X			Plumbing 3500
Floor/Pine		X X		Extra Features 5830
Floor/Carpet		X X		Total Value 237070
Number of Rooms	1	7 6		
Bedrooms		2		PUB SIDEWALK
Central Heat		A		Neighborhood:
FORCED AIR				Code: 3630
Central A/C		A		Dwl/Gar/NC% 1.4500
Plumbing				
Standard	2			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F&B		2926		C	OLD/AV	237070	.55	.20	123750

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	36.0000	36.00	132	94	161	151	5440	5440

Call Back: Sign: PSN Date: 2014-11-21 Lister: 36-480003.0000-v082020R