PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-480009.0000 RES
034 2026

sale

2023 ROGERS RANDALL S ETAL	2018-01-05	
2024 ROGERS RANDALL S ETAL	2018-01-05	
2025 4D VENTURES LLC	2024-05-01	
2026 4D VENTURES LLC	2024-05-01	MENTZERS W 1/2 4
402 & & 402 1/2 E COLUMBUS ST	2WD	
	$111,250	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

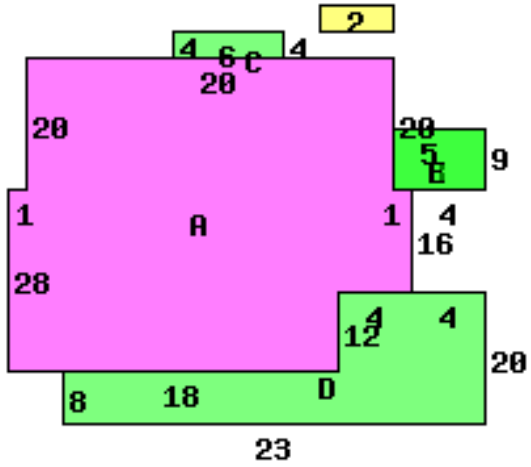
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	520	520	520	520	0	520	520	520
Acres								
Land100%	4370	4370	4370	4370		4370	4970	4980
Bldg100%	78770	78770	78770	78770		78770	108800	108790
Totl100%	83140t	83140t	83140t	83140t		83140t	113770t	113770t
Cauv100%								
Tax Value:								
Land 35%	1530	1530	1530	1530		1530	1740	1740
Bldg 35%	27570	27570	27570	27570		27570	38080	38080
Totl 35%	29100t	29100t	29100t	29100t		29100t	39820t	39820t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1196.48	1265.78	1257.42	1257.42	1257.42			
Sp-Asmnt	39.32	136.53	49.82	49.82				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BA	F	M		968		a	*MAIN
	CPY	P		45	360	b	PORCH
	STP	P		24	100	c	PORCH
	OFP	P		280	8400	d	PORCH
	WDD	P		45	680	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
163	2	2024-05-01	4D VENTURES LLC	2WD		111250	4370	78770
7	2	2018-01-05	ROGERS RANDALL S ETAL	2SD		60000	3110	55140
188	6	2000-05-11	DOLL DON W REV TRUST	6QC	*	0	4140	47860
591	1	1996-09-24	DOLL DON W & KAY D	1WD		42500	5000	34200
843	1	1994-09-09	DOLL MARK D & CHAD D	1WD		37000	0	39200

Year	Land	Bldg	Total	Net Tax
2022	1140	23590	24730	1155.22
2021	1140	23590	24730	1159.42

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



402 & 402 1/2 E COLUMBUS S 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	968	101620
	Full Upper	FRAME	968	61030
	Qtr Story	FRAME	968	3860
	Basement		968	18050
	Subtotal			184560
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P P	1 /	Extra Living Units		3500
Panelled Wall	X		Fireplaces		2000
Unfinished Wall	X X		Air Conditioning		3360
Floor/Carpet	X X		Plumbing		3500
Floor/Tile-Lino	X X		Extra Features		9540
Number of Rooms	1 5 3 1		Total Value		206460
Bedrooms	2 2				
			PUB SIDEWALK		
Fireplace					
Openings	1		Neighborhood:		
Stacks	1		Code:		3630
Central Heat	A		Dwl/Gar/NC%		1.4500
FORCED AIR					
Central A/C	A				
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 BAF		1936		C	OLD/FR	206460	.65		104780
2	Garage		20X24	480		D	OLD/FR	9220	.70		4010

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	33.0000	33.00	132	94	161	151	4980	4980

Call Back: Sign: PSN Date: 2014-11-21 Lister:

36-480009.0000-v082020R