

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-480010.0000
O33

RES
2025

sale

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

2022 ROGERS RANDALL S ETAL	2018-01-05
2023 ROGERS RANDALL S ETAL	2018-01-05
2024 ROGERS RANDALL S ETAL	2018-01-05
2025 4D VENTURES LLC	2024-05-01
406 E COLUMBUS ST	2WD
KENTON OH 43326	\$111,250

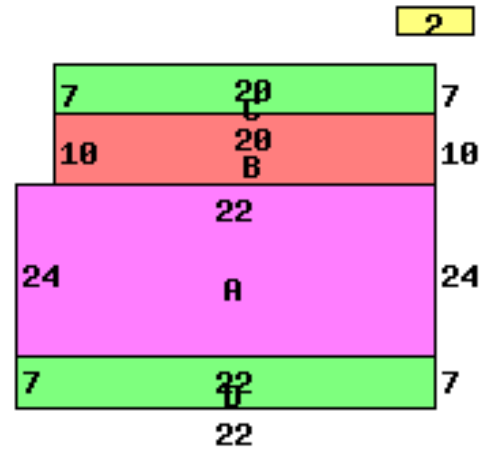
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3260	4370	4370	4370	4360
Bldg100%	71000	86910	86910	86910	86900
Totl100%	74260t	91290t	91290t	91290t	91260t
Cauvl00%					
Tax Value:					
Land 35%	1140	1530	1530	1530	1530
Bldg 35%	24850	30420	30420	30420	30410
Totl 35%	25990t	31950t	31950t	31950t	31940t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1214.06	1313.68	1389.74	1380.58	
Sp-Asmnt	21.39	21.39	32.58	32.58	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		528		b	ADDTN
1 B	F	A		200		c	PORCH
	DK	P		140	2100	d	PORCH
	OFF	P		154	4620		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
163	2	2024-05-01	4D VENTURES LLC	2WD	111250	4370	86910
7	2	2018-01-05	ROGERS RANDALL S ETAL	2SD	60000	3110	58110
188	6	2000-05-11	DOLL DON W REV TRUST	6OC *	0	4140	32800
261	1	1998-05-08	DOLL DON W & KAY D	1WD	23000	5000	23910
285	1	1993-04-16	CONLEY MICHAEL D	1WD	29500	0	22200

Year	Land	Bldg	Total	Net Tax
2021	1140	24850	25990	1218.50
2020	1140	24850	25990	1058.36

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			
500 HARDIN COUNTY LANDFILL			



406 E COLUMBUS ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	728 91510
	Part Upper	FRAME	528 27580
	Basement		520 9920
	Subtotal		129010
Metal	Roof	GAMBREL	
	B 1 2 U A		
Plaster/Drywall	P P	Air Conditioning	2200
Panelled Wall	X	Extra Features	6720
Unfinished Wall	X	Total Value	137930
Floor/Pine	X X		
Number of Rooms	1 3 2	PUB SIDEWALK	
Bedrooms	2		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3630
Central A/C	A	Dwl/Gar/NC%	1.0500
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F		1256	Rate	C	Cond	Value	Dpr	Dpr	Value
2 Shed	*PP	10X12	120			OLD/GD	137930	.40		86900
						OLD/	0			0
front lot	acres/	effective	depth	actual	effective	extended	true			
	frontage	frontage	depth	factor	rate	value	value			
	33.0000	33.00	132	94	140	4360	4360			