PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-480013.0000 RES
029 2026

sale

2023 EATON STEVEN & SUSAN	1999-01-12	
2024 EATON STEVEN & SUSAN	1999-01-12	
2025 EATON SUSAN	2024-05-02	
2026 EATON SUSAN	2024-05-02	MENTZERS E 1/2 6
422 E COLUMBUS ST	1QC	
	$0	
KENTON OH 43326		

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

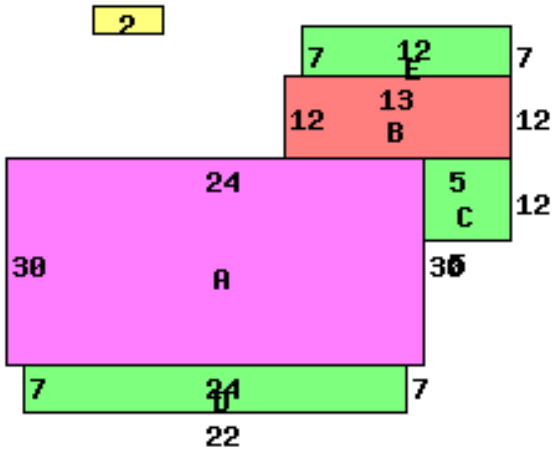
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4370	4370	4370	4370		4370	4970	4980
Bldg100%	100570	100570	100570	100570		100570	138860	138870
Totl100%	104940t	104940t	104940t	104940t		104940t	143830t	143850t
Cauv100%								
Tax Value:								
Land 35%	1530	1530	1530	1530		1530	1740	1740
Bldg 35%	35200	35200	35200	35200		35200	48600	48600
Totl 35%	36730t	36730t	36730t	36730t		36730t	50340t	50350t
Hmstd35%								
Owner Oc	32.50	32.48	32.38	32.38	32.38			
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	1108.74	1147.60	1125.08	1125.08	1125.08			
Sp-Asmnt	21.78	33.87	33.87	33.87				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		720		a	*MAIN
1 B	F	A		156		b	ADDTN
	EFP	P		60	2400	c	PORCH
	OFP	P		154	4620	d	PORCH
	PAT	P		84	250	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
208	1	2024-05-02	EATON SUSAN	1QC *	0	4370	100570
11	1	1999-01-12	EATON STEVEN & SUSAN	1WD	45000	5000	27030
329	1	1989-04-27		1WD	27500	0	24800

Year	Land	Bldg	Total	Net Tax
2022	1140	32420	33560	1134.92
2021	1140	32420	33560	1540.86

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



422 E COLUMBUS ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	876	99850
	Part Upper	FRAME	720	33390
	Basement		876	16360
	Subtotal			149600
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		P P	Air Conditioning	2880
Unfinished Wall	X		Extra Features	7270
Floor/Pine		X X	Total Value	159750
Floor/Carpet		X		
Floor/Concrete	X		PUB SIDEWALK	
Number of Rooms		1 4 2		
Bedrooms		2	Neighborhood:	
			Code:	3630
Central Heat		A	Dwl/Gar/NC%	1.4500
FORCED AIR				
Central A/C		A		
Plumbing				
Standard		1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		1596		C-	1904GD	143780	.40		125090
2	Garage	P	24X30	720		C	2007AV	17280	.45		13780

	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:

36-480013.0000-v082020R