PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-480014.0000 RES
028 2026

sale

2023 MCBRIDE KEVIN K & DEN	2005-04-18	
2024 MCBRIDE KEVIN K & DEN	2005-04-18	
2025 MCBRIDE KEVIN K & DEN	2005-04-18	
2026 MCBRIDE KEVIN K & DENIS	2005-04-18	MENTZERS PT 7
424 E COLUMBUS ST	1SD	
	$69,750	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

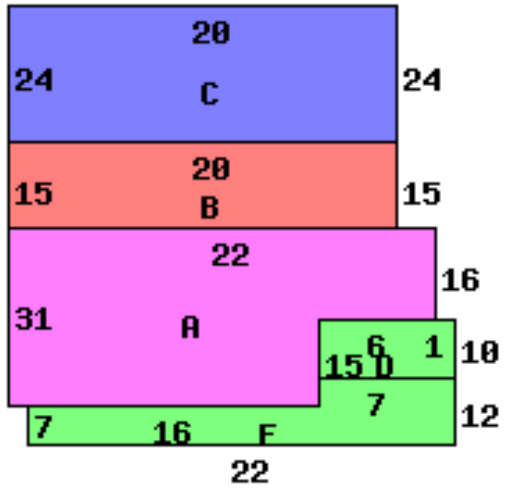
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3710	3710	3710	3710		3710	4230	4230
Bldg100%	108600	108600	108600	108600		108600	149940	149950
Totl100%	112310t	112310t	112310t	112310t		112310t	154170t	154180t
Cauv100%								
Tax Value:								
Land 35%	1300	1300	1300	1300		1300	1480	1480
Bldg 35%	38010	38010	38010	38010		38010	52480	52480
Totl 35%	39310t	39310t	39310t	39310t		39310t	53960t	53960t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1616.28	1709.88	1698.60	1698.60	1698.60			
Sp-Asmnt	21.66	34.56	34.56	34.56				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		592		a	*MAIN
1 B	F	A		300		b	ADDTN
	F2	G		480	11520	c	GRAGE
	EFP	P		70	2800	d	PORCH
	OFP	P		189	5670	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
243	1	2005-04-18	MCBRIDE KEVIN K & DENISE	1SD	69750	3510	49200
89	1	2002-02-26	MARKER STACEY E ETAL	1WD	58000	3510	40660
293	1	2001-06-25	LEGGE ERIC M & CHRISTINA	1WD	52500	3510	40660
614	1	2000-10-20	MANNS EDDIE R	1FD	36000	3510	40660

Year	Land	Bldg	Total	Net Tax
2022	970	30550	31520	1472.40
2021	970	30550	31520	1477.76

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



424 E COLUMBUS ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	892	101670
	Part Upper	FRAME	592	30000
	Basement		892	16660
	Subtotal			148330
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		P	P		
Panelled Wall		X			
Unfinished Wall	X				
Floor/Hardwood		X	X		
Floor/Carpet			X		
Number of Rooms	1	4	2		
Bedrooms			2		
Central Heat			A		
FORCED AIR					
Central A/C			A		
Plumbing					
Standard	1				
Extra 2 Fixture	1				

Air Conditioning	2640
Plumbing	1400
Garages and Carports	11520
Extra Features	8470
Total Value	172360
PUB SIDEWALK	
Neighborhood:	
Code:	3630
Dwl/Gar/NC%	1.4500

	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		1484		C	OLD/GD	172360	.40		149950

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	28.0000	28.00	132	94	161	151	4230	4230

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

36-480014.0000-v082020R