PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-480016.0000 RES
K151 2026

sale

2023 PENRY JEFFREY S		2016-06-20
2024 PENRY JEFFREY S		2016-06-20
2025 PENRY JEFFREY S		2016-06-20
2026 PENRY JEFFREY S		2016-06-20 MENTZERS 8
432 & 434 W COLUMBUS ST		1WD
		$58,000
KENTON OH 43326		

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

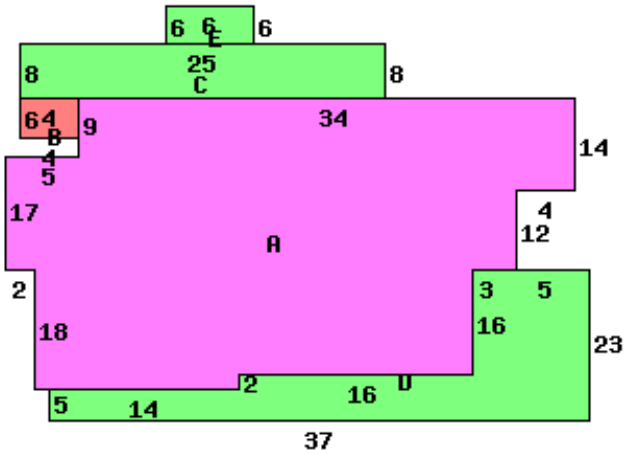
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	520	520	520	520	0	520	520	520
Acres								
Land100%	7910	7910	7910	7910		7910	9060	9060
Bldg100%	91630	91630	91630	91630		91630	126540	126550
Totl100%	99540t	99540t	99540t	99540t		99540t	135600t	135610t
Cauv100%								
Tax Value:								
Land 35%	2770	2770	2770	2770		2770	3170	3170
Bldg 35%	32070	32070	32070	32070		32070	44290	44290
Totl 35%	34840t	34840t	34840t	34840t		34840t	47460t	47460t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1432.52	1515.46	1505.44	1505.44	1505.44			
Sp-Asmnt	39.25	171.06	51.20	51.20				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BA	F	M		1429		a	*MAIN
1	F/C	A		24		b	ADDTN
	EFP	P		200	8000	c	PORCH
	OFP	P		361	10830	d	PORCH
	DK	P		36	540	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
240	1	2016-06-20	PENRY JEFFREY S	1WD	58000	7970	83510

Year	Land	Bldg	Total	Net Tax
2022	2070	21670	23740	1108.98
2021	2070	21670	23740	1113.00

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



432 & 434 E COLUMBUS ST 43326

Occupancy 2 Duplex

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1453	114370
	Full Upper	FRAME	1429	67850
	Qtr Story	FRAME	1429	5300
	Basement		1429	26450
	Subtotal			213970
Slate	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	1 /	Extra Living Units 3500
Unfinished Wall	X X		Plumbing 5600
Floor/Pine	X X		Extra Features 19370
Floor/Tile-Lino	X		Total Value 242440
Number of Rooms	1 6 3 1		
Bedrooms	5		PUB SIDEWALK
Central Heat	A		Neighborhood:
HOT WATER			Code: 3630
Plumbing			Dwl/Gar/NC% 1.4500
Standard	2		
Extra 3 Fixture	1		

	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		2882		C	OLD/GD	242440	.40	.40	126550

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	60.00	132	94	161	151	9060	9060

Call Back: Sign: PSN Date: 2015-12-02 Lister: