

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-480024.0000  
030

RES  
2025

sale

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

2022 RATLIFF GENE & BERNIC	2013-04-23
2023 RATLIFF GENE & BERNIC	2013-04-23
2024 RATLIFF GENE ETAL	2023-11-13
2025 RATLIFF GENE ETAL	2023-11-13 MENTZERS W 1/2 6
420 E COLUMBUS ST	3CT
KENTON OH 43326	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	3260	4370	4370	4370	4360
Land100%	54110	82970	82970	82970	82960
Bldg100%	57370t	87340t	87340t	87340t	87320t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	1140	1530	1530	1530	1530
Bldg 35%	18940	29040	29040	29040	29040
Totl 35%	20080t	30570t	30570t	30570t	30560t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	938.00	1256.92	1329.72	1320.94	
Sp-Asmnt	21.07	21.07	32.21	32.21	

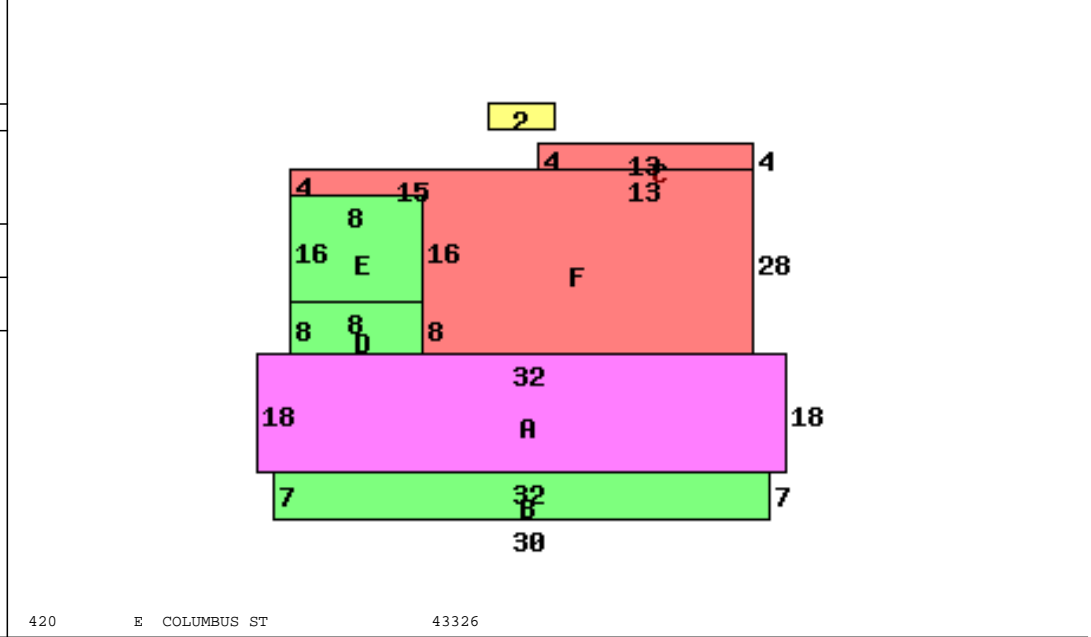
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		576		b	PORCH
	OFFP	P		210	6300	c	ADDTN
1	F/C	A		52		d	PORCH
	RFY	P		64	640	e	PORCH
1 B	OFFP2	P		128	3840	f	ADDTN
	F	A		592			

L/C CHAD R VANHOORHIS 10-6-2023 \$82,000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
493	3	2023-11-13	RATLIFF GENE ETAL	3CT *	0	4370	82970
189	1	2013-04-23	RATLIFF GENE & BERNICE	1WD *	30000	4400	63110
511	1	2004-10-28	BUERGER JERRY L & TAMARA	1SD *	0	4140	53690
661	1	1995-07-18	BUERGER JERRY L	1QC *	0	5000	31910
374	0	1986-05-27			0	0	33710

Year	Land	Bldg	Total	Net Tax
2021	1140	18940	20080	941.42
2020	1140	18940	20080	817.70

Project  
902 MAIN DISTRICT CONSERVANCY XA/2025  
500 HARDIN COUNTY LANDFILL XA/2025



420 E COLUMBUS ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	1220 104460
	Part Upper	FRAME	576 29190
	Basement		1168 21760
	Subtotal		155410
Shingle	Roof	GABLE	
	B 1 2 U A		
Panelled Wall	X X	Air Conditioning	3180
Unfinished Wall	X	Plumbing	2100
Floor/Carpet	X X	Extra Features	10780
Floor/Concrete	X	Total Value	171470
Number of Rooms	1 5 3		
Bedrooms	1 2	PUB SIDEWALK	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3630
Central A/C	A	Dwl/Gar/NC%	1.0500
Plumbing			
Standard	1		
Extra 2 Fixture	1		
Extra Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	FtxFt	Area	Grade	Cond	Value	Dpr	Value
2 Garage		12X20	1796	C	1920AV	171470	.55	81020
			240	D	OLD/GD	4610	.60	1940
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
	33.0000	33.00	132	94	140	132	4360	4360

Call Back: Sign: PSN Date: 2014-11-21 Lister: 36-480024.0000-v082020R