PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-480024.0000 RES
O30 2026

sale

2023 RATLIFF GENE & BERNIC	2013-04-23	
2024 RATLIFF GENE ETAL	2023-11-13	
2025 RATLIFF GENE ETAL	2023-11-13	
2026 RATLIFF GENE ETAL	2023-11-13	MENTZERS W 1/2 6
420 E COLUMBUS ST	3CT	
	$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%	82970	82970	82970	82970		82970	114540	114550
Totl100%	87340t	87340t	87340t	87340t		87340t	119510t	119530t
Cauv100%								
Tax Value:								
Land 35%	1530	1530	1530	1530		1530	1740	1740
Bldg 35%	29040	29040	29040	29040		29040	40090	40090
Totl 35%	30570t	30570t	30570t	30570t		30570t	41830t	41840t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1256.92	1329.72	1320.94	1320.94	1320.94			
Sp-Asmnt	21.07	32.21	32.21	32.21				

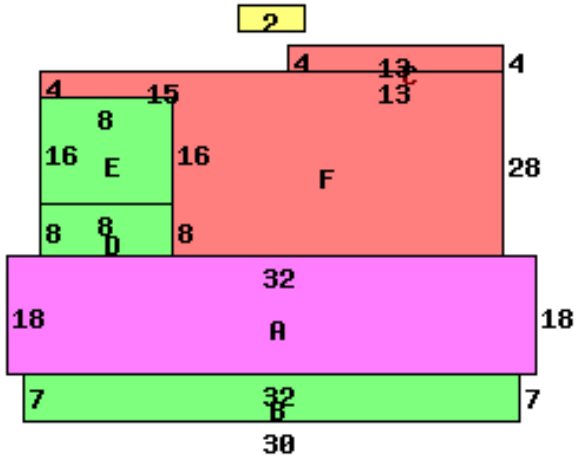
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		576		a	*MAIN
	OFP	P		210	6300	b	PORCH
1	F/C	A		52		c	ADDTN
	RFX	P		64	640	d	PORCH
	OFP2	P		128	3840	e	PORCH
1 B	F	A		592		f	ADDTN

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

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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
2022	1140	18940	20080	938.00
2021	1140	18940	20080	941.42

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



420 E COLUMBUS ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
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%	1.4500
Plumbing			
Standard	1		
Extra 2 Fixture	1		
Extra 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	1HB F		1796		C	1920AV	171470	.55		111880
2	Garage		12X20	240		D	OLD/GD	4610	.60		2670

	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:

36-480024.0000-v082020R