PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-490010.0000 RES
K75 2026

sale

2023 ROSEBROUGH GEORGE EDW		2022-08-01
2024 ROSEBROUGH GEORGE EDW		2022-08-01
2025 ROSEBROUGH GEORGE EDW		2022-08-01
2026 ROSEBROUGH GEORGE EDWAR		2022-08-01 BRUMMS 10
85 BROADWAY ST		1WD
		$92,500
KENTON OH 43326		

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

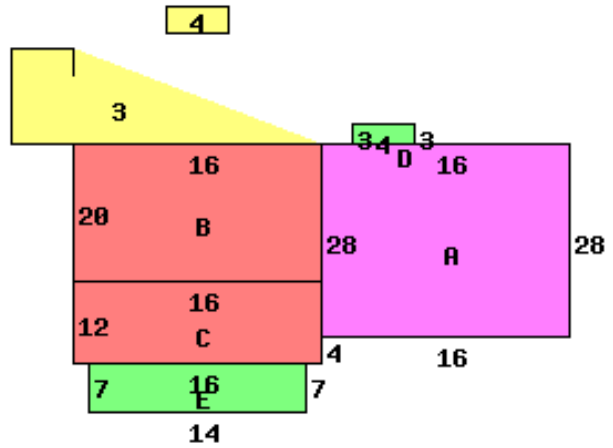
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7910	7910	7910	7910		7910	9110	9100
Bldg100%	93000	93000	93000	93000		93000	126770	126760
Totl100%	100910t	100910t	100910t	100910t		100910t	135890t	135860t
Cauv100%								
Tax Value:								
Land 35%	2770	2770	2770	2770		2770	3190	3190
Bldg 35%	32550	32550	32550	32550		32550	44370	44370
Totl 35%	35320t	35320t	35320t	35320t		35320t	47560t	47550t
Hmstd35%	33790	33790	33790	33790		33790	46020	
Owner Oc	29.90	29.88	29.78	29.78	29.78	hmstd 2770 l	31020 b	
Hmstd RB								
Net Tax	1422.34	1506.44	1496.42	1496.42	1496.42			
Sp-Asmnt	21.27	32.41	32.41	32.41				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		448		a	*MAIN
1 A	F/C	A		320		b	ADDTN
1	F/C	A		192		c	ADDTN
	OFP	P		12	360	d	PORCH
	OFP	P		98	2940	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
393	1	2022-08-01	ROSEBROUGH GEORGE EDWARD	1WD	92500	5940	71310
402	1	1992-05-05		1WD	39000	0	27400
917	1	1988-11-08		1UN *	0	0	27400

Year	Land	Bldg	Total	Net Tax
2022	2080	24960	27040	836.68
2021	2080	24960	27040	839.80

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



85 BROADWAY ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	960	100780
	Part Upper	FRAME	448	24730
	Qtr Story	FRAME	320	1470
	Basement		224	4590
	Subtotal			131570
Metal	Roof	GABLE		

	B	1	2	U	A		
Plaster/Drywall		X	X		X	320 sq ft	Attic Finish 5800
Panelled Wall			X				Extra Features 3300
Unfinished Wall	X						Total Value 140670
Floor/Pine		X	X		X		
Floor/Carpet		X	X		X		PUB SIDEWALK
Number of Rooms	1	4	2		1		
Bedrooms		1	2				Neighborhood:
							Code: 3630
Central Heat		A					Dwl/Gar/NC% 1.4500
FORCED AIR							
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		1728		C	OLD/GD	140670	.40		122380
3	Shed	*PP 0	10X14	140			OLD/FR	0			0
4	Shed		12X40	480		D	2022AV	4610	.05		4380

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	50.0000	50.00	200	113	161	182	9100	9100

Call Back: Sign: PSN Date: 2015-12-02 Lister: 36-490010.0000-v082020R