PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-490017.0000 RES
K68 2025

sale

2022 TITUS RONALD LEE	2000-06-06	
2023 AUSTIN CALEB T & BROO	2022-05-24	
2024 AUSTIN CALEB T & BROO	2022-05-24	
2025 AUSTIN CALEB T & BROOKE	2022-05-24	BRUMMS 17
51 BROADWAY ST	1SD	
	$90,000	
KENTON OH 43326		

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

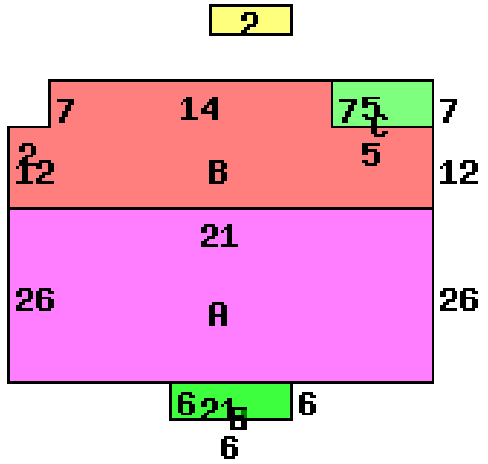
Tax Year	2022	2023	2024	2025			CAMA
Prop Cls	510	510	510	510			510
Acres							
Land100%	5940	7910	7910	7910			7900
Bldg100%	62890	77740	77740	77740			77730
Totl100%	68830t	85660t	85660t	85660t			85630t
Cauv100%							
Tax Value:							
Land 35%	2080	2770	2770	2770			2770
Bldg 35%	22010	27210	27210	27210			27210
Totl 35%	24090t	29980t	29980t	29980t			29970t
Hmstd35%				29980			
Owner Oc	23.36	26.54	26.50	26.42	hmstd	2770 l	27210 b
Hmstd RB	400.22						
Net Tax	701.74	1206.14	1277.54	1269.02			
Sp-Asmnt	21.12	21.12	31.13	31.13			

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		546		a	*MAIN
1	F/C	A		350		b	ADDTN
	OFP	P		35	1050	c	PORCH
	CPY	P		36	290	d	PORCH
	STP	P		36	140	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
248	1	2022-05-24	AUSTIN CALEB T & BROOKE T	1SD		90000	5940	62890
245	1	2022-05-23	TITUS ROGER & RON SWEENEY	1AF	*	0	5940	62890
235	1	2000-06-06	TITUS RONALD LEE	1CT	*	0	6970	30970

Year	Land	Bldg	Total	Net Tax
2021	2080	22010	24090	704.34
2020	2080	22010	24090	609.68

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



51 BROADWAY ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	896	102130
	Part Upper	FRAME	546	28520
	Basement		273	5360
	Subtotal			136010
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	D	
Floor/Carpet	X	X	
Floor/Tile-Lino	T	T	
Number of Rooms	2	4	2
Bedrooms			2
Central Heat		A	
FORCED AIR			
Central A/C		A	
Plumbing			
Standard	1		
Extra 2 Fixture	1		

Air Conditioning		2560
Plumbing		1400
Extra Features		1480
Total Value		141450
PUB SIDEWALK		
Neighborhood:		
Code:		3630
Dwl/Gar/NC%		1.0500

	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		1442		C	OLD/AV	141450	.55		66840
2	Garage	F	24X40	960		C	2000AV	23040	.55		10890

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	50.0000	50.00	200	113	140	158	7900	7900

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

36-490017.0000-v082020R