PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-490018.0000 RES
K67 2024

sale

2021	RICHARDSON NICHOLE	2018-05-30
2022	RICHARDSON NICHOLE	2018-05-30
2023	RICHARDSON NICHOLE	2018-05-30
2024	RICHARDSON NICHOLE	2018-05-30 BRUMMS 18 PT 19
	45 BROADWAY ST	1WD
		$121,000
	KENTON OH 43326	

Eff Rate: – 50.76 — 50.59 — 44.66 — 47.03 — a/r

Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	7230	7230	9630	9630	9640
Bldg100%	108090	108090	109740	109740	109730
Totl100%	115310t	115310t	119370t	119370t	119370t
Cauv100%					
Tax Value:					
Land 35%	2530	2530	3370	3370	3370
Bldg 35%	37830	37830	38410	38410	38410
Totl 35%	40360t	40360t	41780t	41780t	41780t
Hmstd35%					
Owner Oc	39.14	39.16	36.98	36.94	
Hmstd RB					
Net Tax	1853.08	1846.18	1680.86	1780.38	
Sp-Asmnt	23.80	23.80	23.80	33.94	

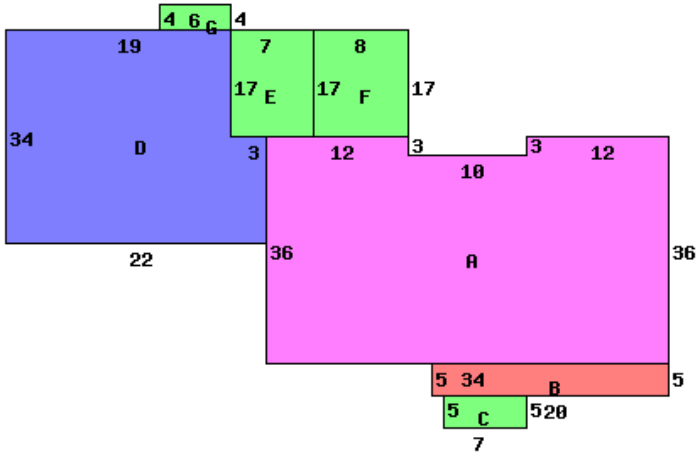
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BA	F	M		1194		a	*MAIN
1	F/C	A		100		b	ADDTN
	STP	P		35	140	c	PORCH
	F2	G		697	16730	d	GRAGE
	OFP	P		119	3570	e	PORCH
	PAT	P		136	410	f	PORCH
	STP	P		24	100	g	PORCH

#: 58 L/W
gas fireplace
364900580000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
243	1	2018-05-30	RICHARDSON NICHOLE	1WD	121000	6890	87690
369	1	2017-08-24	FINNEY DENNIS LEE ETAL	1AF *	0	9770	77460

Year	Land	Bldg	Total	Net Tax
2020	2530	37830	40360	1604.12
2019	2410	30690	33100	1269.68

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2024			
500 HARDIN COUNTY LANDFILL	XA/2024			



45 BROADWAY ST 43326

Occupancy 1 Single Family

Story Height 1
Floor Level

			Sq-Ft	Value
Main	FRAME		1194	106980
Qtr Story	FRAME		1194	4560
Basement			1194	22240
Subtotal				133780
Roof	GABLE			

Shingle

B 1 2 U A

Plaster/Drywall	X	1128 sq ft	Attic Finish	17340
Panelled Wall	X X		Plumbing	2100
Unfinished Wall	X		Garages and Carports	16730
Floor/Hardwood	X		Extra Features	4220
Floor/Pine	X		Total Value	174170
Number of Rooms	3 5 2			
Bedrooms	1 2		PUB SIDEWALK	
Central Heat	A		Neighborhood:	
FORCED AIR			Code:	3630
Plumbing			Dwl/Gar/NC%	1.0500
Standard	1			
Extra 3 Fixture	1			

*DWELLING COMPUTATIONS

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 BAF		2422		C	1949GD	174170	.40		109730

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	61.0000	61.00	200	113	140	158	9640	9640

Call Back: Sign: PSN Date: 2015-12-02 Lister: 36-490018.0000-v082020R