

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-490018.0000
K67

RES
2025

sale

2022 RICHARDSON NICHOLE	2018-05-30
2023 RICHARDSON NICHOLE	2018-05-30
2024 RICHARDSON NICHOLE	2018-05-30
2025 RICHARDSON NICHOLE	2018-05-30
45 BROADWAY ST	BRUMMS 18 PT 19
KENTON OH 43326	1WD \$121,000

Eff Rate:-	50.59	44.66	47.03	46.74	a/r
Tax Year	2022	2023	2024	2025	2025
Prop Cls	510	510	510	510	510
Acres	7230	9630	9630	9630	9630
Land100%	108090	109740	109740	109740	109740
Bldg100%	115310t	119370t	119370t	119370t	119370t
Totl100%					
Cauvl00%					
Tax Value:					
Land 35%	2530	3370	3370	3370	3370
Bldg 35%	37830	38410	38410	38410	38410
Totl 35%	40360t	41780t	41780t	41780t	41780t
Hmstd35%					
Owner Oc	39.16	36.98	36.94	36.84	36.84
Hmstd RB					
Net Tax	1846.18	1680.86	1780.38	1768.50	1768.50
Sp-Asmnt	23.80	23.80	33.94	33.94	

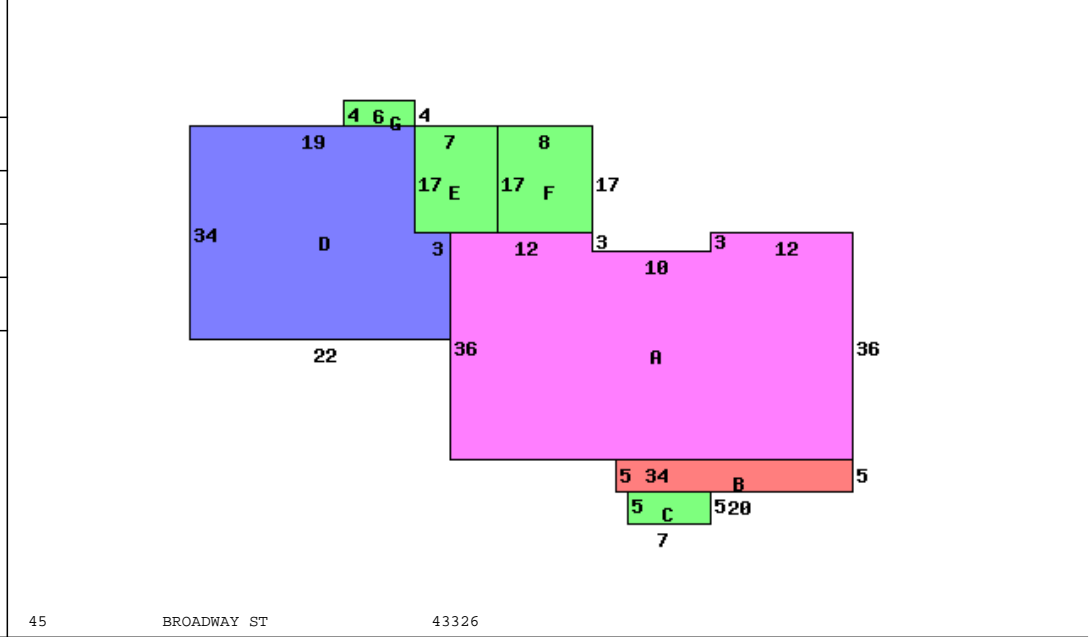
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 BA	F	M		1194			ADDTN
1	F/C	A		100			PORCH
	STP	P		35	140		GRAGE
	F2	G		697	16730		PORCH
	OPF	P		119	3570		PORCH
	PAT	P		136	410		PORCH
	STP	P		24	100		PORCH

#: 58 L/W
gas fireplace
364900580000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
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
2021	2530	37830	40360	1853.08
2020	2530	37830	40360	1604.12

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



45 BROADWAY ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1294 106980
	Qtr Story	FRAME	1194 4560
	Basement		1194 22240
	Subtotal		133780
Shingle	Roof	GABLE	
Plaster/Drywall	X		
Panelled Wall	X	X	1128 sq ft
Unfinished Wall	X		Attic Finish 17340
Floor/Hardwood	X		Plumbing 2100
Floor/Pine	X		Garages and Carports 16730
Number of Rooms	3	5	2
Bedrooms	1	2	2
Central Heat	A		Extra Features 4220
FORCED AIR			Total Value 174170
Plumbing			
Standard	1		
Extra 3 Fixture	1		
			Neighborhood:
			Code: 3630
			Dwl/Gar/NC% 1.0500

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 BAF	FtxFt	Area	Grade	Value	Dpr Dpr	Value
		2422		C	1949GD	.40	109730
front lot	acres/	effective	depth	depth	effective	extended	true
	frontage	frontage	depth	factor	rate	value	value
	61.0000	61.00	200	113	140	9640	9640

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