PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-490018.0000 RES
K67 2026

sale

2023 RICHARDSON NICHOLE	2018-05-30	
2024 RICHARDSON NICHOLE	2018-05-30	
2025 RICHARDSON NICHOLE	2018-05-30	
2026 RICHARDSON NICHOLE	2018-05-30	BRUMMS 18 PT 19
45 BROADWAY ST	1WD	
	$121,000	
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%	9630	9630	9630	9630		9630	11110	11100
Bldg100%	109740	109740	109740	109740		109740	151540	151530
Totl100%	119370t	119370t	119370t	119370t		119370t	162660t	162630t
Cauv100%								
Tax Value:								
Land 35%	3370	3370	3370	3370		3370	3890	3880
Bldg 35%	38410	38410	38410	38410		38410	53040	53040
Totl 35%	41780t	41780t	41780t	41780t		41780t	56930t	56920t
Hmstd35%								
Owner Oc	36.98	36.94	36.84	36.84	36.84			
Hmstd RB								
Net Tax	1680.86	1780.38	1768.50	1768.50	1768.50			
Sp-Asmnt	23.80	33.94	33.94	33.94				

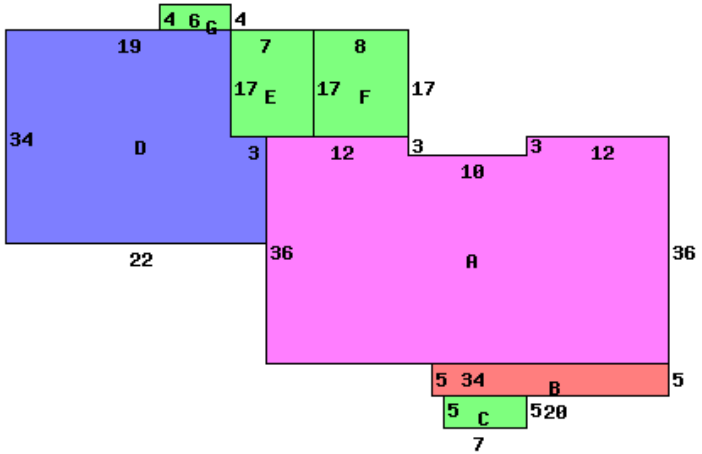
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BA	F	M		1194		a	*MAIN
1	F/C	A		100		b	ADDTN
	STP	P		35	140	c	PORCH
	F2	G		697	16730	d	GRAGE
	OFP	P		119	3570	e	PORCH
	PAT	P		136	410	f	PORCH
	STP	P		24	100	g	PORCH

#: 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
2022	2530	37830	40360	1846.18
2021	2530	37830	40360	1853.08

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



45 BROADWAY ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1294	106980
	Qtr Story	FRAME	1194	4560
	Basement		1194	22240
	Subtotal			133780
Shingle	Roof	GABLE		

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%	1.4500
Standard	1			
Extra 3 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	1 BAF		2422		C	1949GD	174170	.40		151530

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	61.0000	61.00	200	113	161	182	11100	11100

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