PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-490039.0000 RES
J16 2026

sale

2023 ST CLAIR MICHAEL LEE	2003-02-06	
2024 ST CLAIR MICHAEL LEE	2003-02-06	
2025 ST CLAIR MICHAEL LEE	2003-02-06	
2026 ST CLAIR MICHAEL LEE SR	2003-02-06	BRUMMS 39
56 BROADWAY ST	1AF	
	$0	
KENTON OH 43326		

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

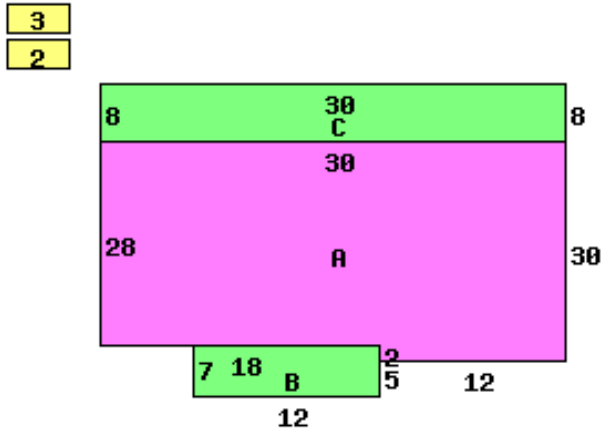
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7910	7910	7910	7910		7910	9110	9100
Bldg100%	64510	64510	64510	64510		64510	88740	88750
Totl100%	72430t	72430t	72430t	72430t		72430t	97860t	97850t
Cauv100%								
Tax Value:								
Land 35%	2770	2770	2770	2770		2770	3190	3190
Bldg 35%	22580	22580	22580	22580		22580	31060	31060
Totl 35%	25350t	25350t	25350t	25350t		25350t	34250t	34250t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1042.30	1102.66	1095.40	1095.40	1095.40			
Sp-Asmnt	21.15	29.70	29.70	29.70				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 A	F/C	M		864		a	*MAIN
	OFP	P		84	2520	b	PORCH
	OFP	P		240	7200	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
64	1	2003-02-06	ST CLAIR MICHAEL LEE SR	1AF *	0	7000	48260
449	1	1995-05-26	ST CLAIR MICHAEL L & ANN	FD	40000	7400	27600

Year	Land	Bldg	Total	Net Tax
2022	2080	23730	25810	1205.68
2021	2080	23730	25810	1210.08

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



56 BROADWAY ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	864	98480
	Qtr Story	FRAME	864	3550
	Subtotal			102030
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	P	864 sq ft	Attic Finish	13820
Floor/Hardwood	X	X		Air Conditioning	3140
Floor/Carpet	X	X		Extra Features	9720
Number of Rooms	4	2		Total Value	128710
Bedrooms	1	2			
				PUB SIDEWALK	
Central Heat	A				
FORCED AIR				Neighborhood:	
Central A/C	A			Code:	3630
Plumbing				Dwl/Gar/NC%	1.4500
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	1 AF/C		1728		C	1950AV	128710	.55		83980
2	Garage		16X20	320		C	1950AV	7680	.65		3900
3	Lean-To		8X16	128		C	2020AV	1020	.15		870

	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: 2015-01-28 Lister:

36-490039.0000-v082020R