

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-490047.0000  
J10

RES  
2025

sale

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

2022 RAY DUSTIN	2014-05-15
2023 PAUL DONAL R & DIANE	2022-01-07
2024 KEMMERE MATTHEW D	2023-09-28
2025 KEMMERE MATTHEW D	2023-09-28 BRUMMS 46
96 BROADWAY ST	lwd
KENTON OH 43326	\$125,700

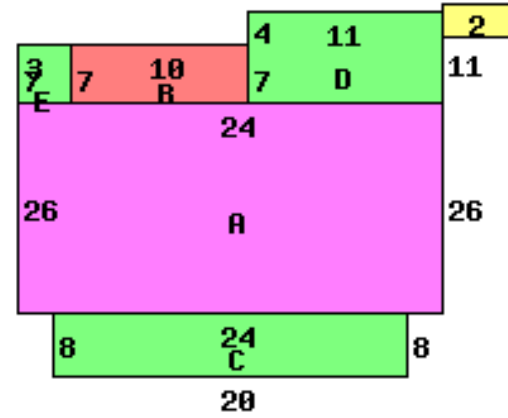
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5830	7740	7740	7740	7750
Bldg100%	65290	79260	79260	79260	79270
Totl100%	71110t	87000t	87000t	87000t	87020t
Cauv100%					
Tax Value:					
Land 35%	2040	2710	2710	2710	2710
Bldg 35%	22850	27740	27740	27740	27740
Totl 35%	24890t	30450t	30450t	30450t	30460t
Hmstd35%					
Owner Oc			26.92	26.84	hmstd 2710 l 27740 b
Hmstd RB					
Net Tax	1162.70	1252.02	1297.58	1288.92	
Sp-Asmnt	21.05	24.05	33.63	33.63	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 BA	F	M		624			
1 B	F	A		70		b	ADDTN
	OFF	P		160	4800	c	PORCH
	PAT	P		121	360	d	PORCH
	WDD	P		21	320	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
397	1	2023-09-28	KEMMERE MATTHEW D	lwd	125700	5830	65290
13	1	2022-01-07	PAUL DONAL R & DIANE S	lSD	90000	5830	65290
245	1	2014-05-15	RAY DUSTIN	lwd *		7910	64030
32	1	2014-01-24	FEDERAL NATIONAL MORTGAGE	* *	0	7910	64030
254	1	2007-05-29	SANDERS BRENDA D	lwd	70000	7600	54860
123	1	2000-03-01	PASCOE JOY E	lwd	69000	6830	38230
791	1	1993-08-31	WILKINSON PAUL	lwd	46000	0	34400
43	1	1991-01-18		lun *	28000	0	32000
1073	0	1987-12-28			0	0	32000

Year	Land	Bldg	Total	Net Tax
2021	2040	22850	24890	1166.92
2020	2040	22850	24890	1013.58

p r o j e c t		ben acres / % factor	
902 MAIN DISTRICT CONSERVANCY	XA/2025		
500 HARDIN COUNTY LANDFILL	XA/2025		
275 CEMETERY #927 - SCIOTO RIVER	XA/2025		



96 BROADWAY ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level		
Main	FRAME	694 89780
Full Upper	FRAME	624 50040
Qtr Story	FRAME	624 2590
Basement		694 13140
Subtotal		155550
Shingle	Roof	GABLE
Plaster/Drywall	X X	Extra Features 5480
Unfinished Wall	X	Total Value 161030
Floor/Hardwood	X	
Floor/Pine	X	PUB SIDEWALK
Floor/Carpet	X	
Number of Rooms	1 4 3 1	Neighborhood:
Bedrooms	3	Code: 3630
Central Heat	A	Dwl/Gar/NC% 1.0500
FORCED AIR		
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
1 DWELLING	2 BAF	FtxFt	Area	Grade	Cond	Value	Dpr	Dpr	Value
2 Garage		18X20	1318	C	OLD/AV	161030	.55		76090
			360	C	OLD/	8640	.65		3180
front lot	acres/	effective	depth	actual	effective	extended	true		
	frontage	frontage	depth	factor	rate	value	value		
	50.0000	50.00	188	111	140	155	7750	7750	