PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-490047.0000 RES
J10 2026

sale

2023 PAUL DONAL R & DIANE		2022-01-07
2024 KEMMERE MATTHEW D		2023-09-28
2025 KEMMERE MATTHEW D		2023-09-28
2026 KEMMERE MATTHEW D		2023-09-28 BRUMMS 46
96 BROADWAY ST		1WD
		$125,700
KENTON OH 43326		

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

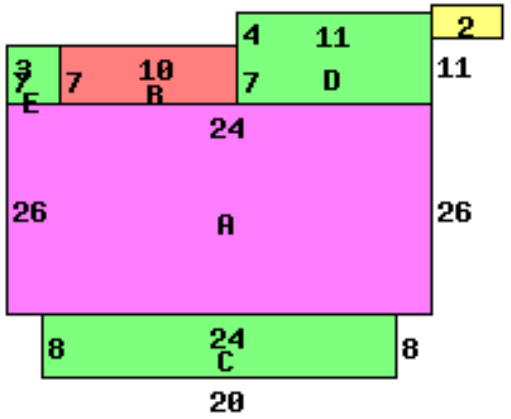
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7740	7740	7740	7740		7740	8940	8950
Bldg100%	79260	79260	79260	79260		79260	109460	109460
Totl100%	87000t	87000t	87000t	87000t		87000t	118400t	118410t
Cauv100%								
Tax Value:								
Land 35%	2710	2710	2710	2710		2710	3130	3130
Bldg 35%	27740	27740	27740	27740		27740	38310	38310
Totl 35%	30450t	30450t	30450t	30450t		30450t	41440t	41440t
Hmstd35%				30450		30450	30450	
Owner Oc		26.92	26.84	26.84	26.84	hmstd 2710 l	27740 b	
Hmstd RB								
Net Tax	1252.02	1297.58	1288.92	1288.92	1288.92			
Sp-Asmnt	24.05	33.63	33.63	33.63				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BA	F	M		624		a	*MAIN
1 B	F	A		70		b	ADDTN
	OFP	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:bldg
397	1	2023-09-28	KEMMERE MATTHEW D	1WD		125700	5830	65290
13	1	2022-01-07	PAUL DONAL R & DIANE S	1SD		90000	5830	65290
245	1	2014-05-15	RAY DUSTIN	1WD	*	0	7910	64030
32	1	2014-01-24	FEDERAL NATIONAL MORTGAGE	*	*	0	7910	64030
254	1	2007-05-29	SANDERS BRENDA D	1WD		70000	7600	54860
123	1	2000-03-01	PASCOE JOY E	1WD		69000	6830	38230
791	1	1993-08-31	WILKINSON PAUL	1WD		46000	0	34400
43	1	1991-01-18		1UN	*	28000	0	32000
1073	0	1987-12-28			*	0	0	32000

Year	Land	Bldg	Total	Net Tax
2022	2040	22850	24890	1162.70
2021	2040	22850	24890	1166.92

project		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

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	694	89780
	Full Upper	FRAME	624	50040
	Qtr Story	FRAME	624	2590
	Basement		694	13140
	Subtotal			155550
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X			X	
Floor/Hardwood		X			
Floor/Pine			X		
Floor/Carpet		X			
Number of Rooms		1	4	3	1
Bedrooms			3		
Central Heat		A			
FORCED AIR					
Plumbing					
Standard		1			

Extra Features	5480
Total Value	161030
PUB SIDEWALK	
Neighborhood:	
Code:	3630
Dwl/Gar/NC%	1.4500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 BAF		1318		C	OLD/AV	161030	.55		105070
2	Garage		18X20	360		C	OLD/	8640	.65		4390

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	50.0000	50.00	188	111	161	179	8950	8950

Call Back: Sign: PSN Date: 2015-01-28 Lister:

36-490047.0000-v082020R