PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-490048.0000 RES
J09 2026

sale

2023 BAYES CRAIG T	2020-12-10	
2024 BAYES CRAIG T	2020-12-10	
2025 BAYES CRAIG T	2020-12-10	
2026 BAYES CRAIG T	2020-12-10	BRUMMS 47
100 BROADWAY ST	1WD	
	$0	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

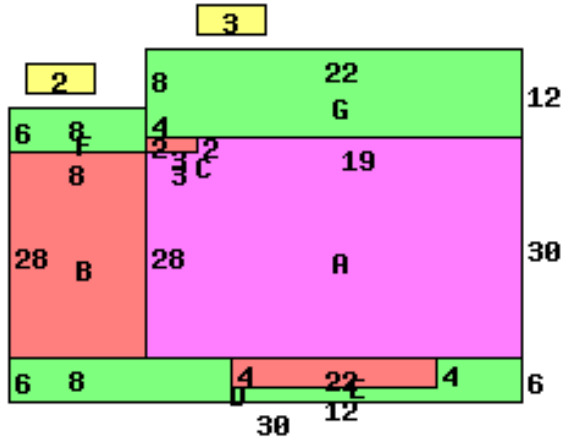
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7710	7710	7710	7710		7710	8860	8850
Bldg100%	81830	81830	14200	14200		14200	14230	14230
Totl100%	89540t	89540t	21910t	21910t		21910t	23090t	23080t
Cauv100%								
Tax Value:								
Land 35%	2700	2700	2700	2700		2700	3100	3100
Bldg 35%	28640	28640	4970	4970		4970	4980	4980
Totl 35%	31340t	31340t	7670t	7670t		7670t	8080t	8080t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1288.60	1363.20	331.44	331.44	331.44			
Sp-Asmnt	24.14	33.83	33.83	33.83				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		654		a	*MAIN
1	F/C	A		224		b	ADDTN
H	F	A		6		c	ADDTN
	OFP	P		132	3960	d	PORCH
HB	F	A		48		e	ADDTN
	STP	P		48	190	f	PORCH
	PAT	P		264	790	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
502	1	2020-12-10	BAYES CRAIG T	1WD	*	0	5770	69110
407	1	2020-10-14	SECRETARY OF HOUSING & UR	1WD	*	0	5510	56370
57	1	2020-02-12	HUNTINGTON NATIONAL BANK	1SH		40000	5510	56370
96	1	2018-03-16	BROWN KATELYN & DERICK CR	1SD		39000	5510	56370
318	1	2008-06-20	GROGAN DONALD R JR & CIN	1WD	*	22000	7490	58770
592	1	2007-10-29	DEUTSCHE BANK NATIONAL T	1SH	*	40334	7490	58770
718	1	2004-11-05	SCHMIDT WILBERT DEAN	1WD		77000	6800	49800
447	1	2001-10-15	RISH REBECCA J & DANIEL	1SD	*	0	6800	41260
518	1	2001-10-15	RISH REBECCA J			29200	6800	41260
819	1	1994-09-06	REEL MARCIA ANN	1QC	*	0	0	45400

Year	Land	Bldg	Total	Net Tax
2022	2020	24190	26210	1224.36
2021	2020	24190	26210	1228.80

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
275 CEMETERY #927 - SCIOTO RIVER	XA/2025			



100 BROADWAY ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	878	100070
	Part Upper	FRAME	708	32830
	Basement		522	9960
	Subtotal			142860
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall		X			
Unfinished Wall	X				
Floor/Carpet			X	X	
Floor/Concrete	X				
Floor/Tile-Lino			X	X	
Number of Rooms		2	4	4	
Bedrooms				3	
Central Heat				A	
FORCED AIR					
Central A/C				A	
Plumbing					
Standard		1			

Air Conditioning	2870	
Extra Features	4940	
Total Value	150670	
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	1HB F		1586		C	OLD/PR	150670	.75	.95	2730
2	Garage		12X20	240		C	OLD/PR	5760	.75		2090
3	Garage		26X26	676		C	2004PR	16220	.60		9410

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	50.0000	50.00	187	110	161	177	8850	8850

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

36-490048.0000-v082020R