PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-490049.0000 RES
J08 2026

sale

2023 ZIEGLER ROBERT J II	2019-11-18	
2024 ZIEGLER ROBERT J II	2019-11-18	
2025 ZIEGLER ROBERT J II	2019-11-18	
2026 ZIEGLER ROBERT J II	2019-11-18	BRUMMS 48
104 BROADWAY ST	1WD	
	$90,000	
KENTON OH 43326		

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

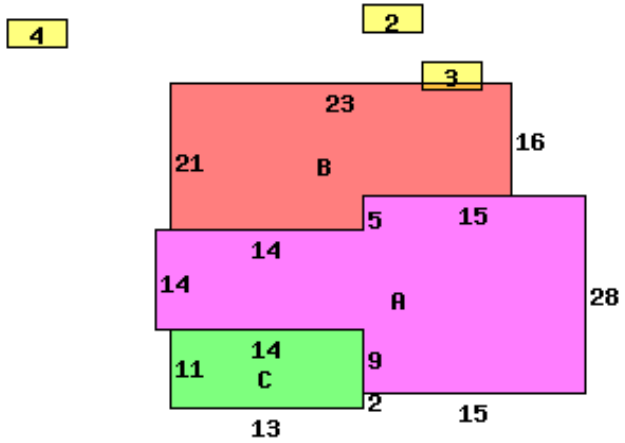
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7710	7710	7710	7710		7710	8860	8850
Bldg100%	89970	89970	89970	89970		89970	124140	124150
Totl100%	97690t	97690t	97690t	97690t		97690t	133000t	133000t
Cauv100%								
Tax Value:								
Land 35%	2700	2700	2700	2700		2700	3100	3100
Bldg 35%	31490	31490	31490	31490		31490	43450	43450
Totl 35%	34190t	34190t	34190t	34190t		34190t	46550t	46550t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1405.78	1487.18	1477.36	1477.36	1477.36			
Sp-Asmnt	24.52	34.45	34.45	34.45				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		616		a	*MAIN
1 B	F	A		433		b	ADDTN
	OFP	P		143	4290	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
516	1	2019-11-18	ZIEGLER ROBERT J II	1WD		90000	5510	77340
286	1	2017-06-29	HEILMAN LUKE F & KITRINA	1WD	*	0	7800	61910
557	1	2014-11-20	SECRETARY OF HOUSING & UR	1WD	*	0	7800	61910
126	1	2014-03-18	GMAC MORTGAGE LLC	1QC	*	0	7800	65570
508	1	2013-11-07	SECY HOUSING URBAN DEVELO	1WD	*	0	7800	65570
356	1	2013-07-19	GMAC MORTGAGE LLC	1SD	*	48000	7800	65570
242	1	2006-04-26	WALTON CHAD & JODI MANNS	1WD		84500	7490	70570
398	1	2005-06-23	DAVIS ROBERT TREVOR &	1WD		82000	6800	58860
224	1	2002-05-08	JOCHIMS KENNETH R &	1WD		79000	6800	48860
45	1	1998-01-27	BROWN LISA	1WD		51000	7140	31660
998	1	1988-12-06		1WD		39500	0	36310
323	0	1986-05-12			*	23500	0	52830
798	0	1985-11-08			*	0	0	52830

Year	Land	Bldg	Total	Net Tax
2022	2020	34030	36050	1684.02
2021	2020	34030	36050	1690.14

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



104 BROADWAY ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1049	105580
	Full Upper	FRAME	616	49400
	Basement		216	4420
	Subtotal			159400
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	Air Conditioning	3020
Panelled Wall		X	Plumbing	1400
Unfinished Wall	X		Extra Features	4290
Floor/Pine		X X	Total Value	168110
Floor/Carpet		X X		
Number of Rooms	1	4 3	PUB SIDEWALK	
Bedrooms		3		
			Neighborhood:	
Central Heat		A	Code:	3630
FORCED AIR			Dwl/Gar/NC%	1.4500
Central A/C		A		
Plumbing				
Standard	1			
Extra 2 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	2 F/C		1665		C	OLD/AV	168110	.55		109690
2	Garage	CB 0	16X24	384		D	OLD/AV	7370	.65		3740
3	P	*SV PAT0	10X16	160			OLD/AV	200			200
4	Garage	F	24X28	672		C	2000AV	16130	.55		10520

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	50.0000	50.00	186	110	161	177	8850	8850

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

36-490049.0000-v082020R