PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-490050.0000 RES
J07 2025

sale

2022 MCENTEE JOHN P & DEBO
2023 MCENTEE JOHN P & DEBO
2024 MCENTEE JOHN P & DEBO
2025 MCENTEE JOHN P & DEBORA BRUMMS 49
108 BROADWAY ST
$0
KENTON OH 43326

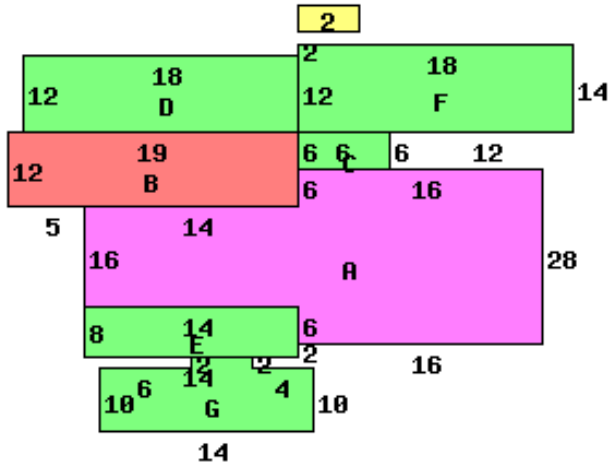
Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	5770	7710	7710	7710	7710	8850
Bldg100%	69910	82970	82970	82970	82970	114580
Totl100%	75690t	90690t	90690t	90690t	90690t	123430t
Cauv100%						
Tax Value:						
Land 35%	2020	2700	2700	2700	2700	3100
Bldg 35%	24470	29040	29040	29040	29040	40100
Totl 35%	26490t	31740t	31740t	31740t	31740t	43200t
Hmstd35%						
Owner Oc	25.70	28.08	28.06	27.98	27.98	
Hmstd RB						
Net Tax	1211.74	1276.96	1352.54	1343.52	1343.52	
Sp-Asmnt	21.13	24.13	33.91	33.91		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		672		a	*MAIN
1	F/C	A		228		b	ADDTN
	EFP	P		36	1440	c	PORCH
	DK	P		216	3240	d	PORCH
	OFP	P		112	3360	e	PORCH
	PAT	P		252	760	f	PORCH
	PAT	P		148	440	g	PORCH

Year	Land	Bldg	Total	Net Tax
2021	2020	24470	26490	1216.26
2020	2020	24470	26490	1052.84

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



108 BROADWAY ST 43326

Occupancy 1 Single Family

			*DWELLING COMPUTATIONS Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	900	102580
	Part Upper	FRAME	672	32160
	Basement		504	9620
	Subtotal			144360
Shingle	Roof	GABLE		

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

Plumbing		2800
Extra Features		9240
Total Value		156400
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		1572		C	OLD/AV	156400	.55		102050
2	Shed	*PP	10X10	100			OLD/	0			0
3	Garage		20X30	600		C	2010AV	14400	.40		12530

	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:

36-490050.0000-v082020R