PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-500014.0000 RES
K86 2026

sale

2023	SHEPHERD WILLIAM E D	2018-06-21
2024	SHEPHERD WILLIAM E D	2018-06-21
2025	SHEPHERD WILLIAM E D	2018-06-21
2026	SHEPHERD WILLIAM E D	2018-06-21 RESCHS PT 4
	712 E COLUMBUS ST	1FD
		$64,000
	KENTON OH 43326	

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

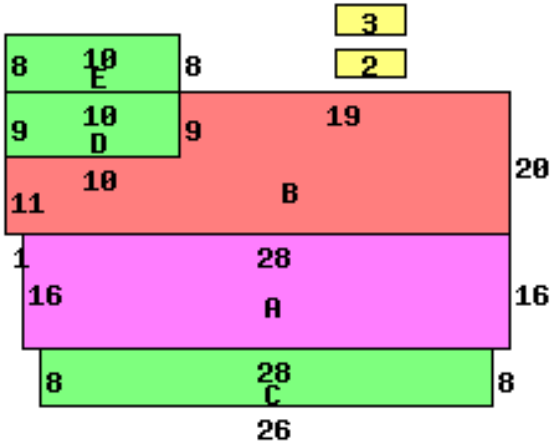
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4510	4510	4510	4510		4510	5200	5210
Bldg100%	81110	81110	81110	81110		81110	112000	112000
Totl100%	85630t	85630t	85630t	85630t		85630t	117200t	117210t
Cauv100%								
Tax Value:								
Land 35%	1580	1580	1580	1580		1580	1820	1820
Bldg 35%	28390	28390	28390	28390		28390	39200	39200
Totl 35%	29970t	29970t	29970t	29970t		29970t	41020t	41020t
Hmstd35%	27320	27320	27320	27320		27320	37370	
Owner Oc	24.18	24.16	24.08	24.08	24.08	hmstd 1580 l	25740 b	
Hmstd RB								
Net Tax	1208.08	1279.46	1270.94	1270.94	1270.94			
Sp-Asmnt	21.15	31.13	112.08	112.08				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		448		a	*MAIN
1 B	F	A		490		b	ADDTN
	OFP	P		208	6240	c	PORCH
	OFP	P		90	2700	d	PORCH
	PAT	P		80	240	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
302	1	2005-03-29	SHEPHERD WILLIAM E D	1FD	64000	3230	53830
182	1	2005-03-29	PURCELL RICHARD L	1ED	61000	4030	49430
736	0	1987-08-27		*	30000	0	26400

Year	Land	Bldg	Total	Net Tax
2022	1190	23430	24620	1150.08
2021	1190	23430	24620	1154.26

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
642	TRASH-KENTON CITY	XA/2025			
539	DELQ WATER - KENTON CORP	XA/2025			
540	DELQ SEWER - KENTON CORP	XA/2025			



712 E COLUMBUS ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	938	102730
	Part Upper	FRAME	448	24730
	Basement		490	9380
	Subtotal			136840
Shingle	Roof	GABLE		

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

Air Conditioning	2450		
Extra Features	9180		
Total Value	148470		
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	1H F/C		1386		C	OLD/AV	148470	.55		96880
2	Garage		20X24	480		D	OLD/AV	9220	.65		4680
3	Garage		20X20	400		C	2015AV	9600	.25		10440

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	38.0000	33.00	145	98	161	158	5210	5210

Call Back: Sign: PSN Date: 2016-02-10 Lister: 36-500014.0000-v082020R