

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-510002.0000
K149

RES
2025

sale

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

2022 THOMAS DOW D	2012-01-05	
2023 KENTON RENTALS LLC	2022-12-07	
2024 KENTON RENTALS LLC	2022-12-07	
2025 KENTON RENTALS LLC	2022-12-07 H J MILLERS W 1/2 2	
442 E COLUMBUS ST	LWD	
KENTON OH 43326	\$40,000	

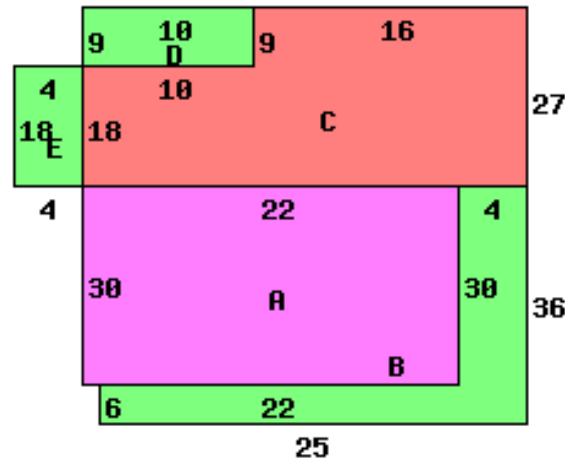
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3030	4030	4030	4030	4020
Bldg100%	39570	48740	48740	48740	48750
Totl100%	42600t	52770t	52770t	52770t	52770t
Cauvl00%					
Tax Value:					
Land 35%	1060	1410	1410	1410	1410
Bldg 35%	13850	17060	17060	17060	17060
Totl 35%	14910t	18470t	18470t	18470t	18470t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	696.50	759.42	803.40	798.10	
Sp-Asmnt	20.94	203.52	28.63	28.63	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	B/C	M		660			
	OFF	P		270	8100		b PORCH
1 B	F	A		612			c ADDTN
	DK	P		90	1350		d PORCH
	PAT	P		72	220		e PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
638	1	2022-12-07	KENTON RENTALS LLC	LWD	40000	3030	39570
7	1	2012-01-05	THOMAS DOW D	LWD	21000	4090	30110
529	1	2011-11-29	FANNIE MAE	LSH *	28000	4090	30110
648	1	2007-11-29	FRADY BILLY	LWD	69900	3940	29460
641	1	2003-11-06	RIDGON J DAVID	LWD	24000	3570	49970
311	1	2003-07-01	MORRIS HELEN SHANKS ETAL	LAF *	0	3570	49970
407	0	1988-06-02			0	0	31910

Year	Land	Bldg	Total	Net Tax
2021	1060	13850	14910	699.04
2020	1060	13850	14910	607.18

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



442 E COLUMBUS ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	BRICK	1272 110480
	Full Upper	BRICK	660 56350
	Basement		612 11610
	Subtotal		178440
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	Plumbing	1400
Unfinished Wall	X	Extra Features	9670
Floor/Pine	X X	Total Value	189510
Floor/Carpet	X		
Number of Rooms	1 6 2	PUB SIDEWALK	
Bedrooms	1 2		
Central Heat	A	Neighborhood:	
HOT WATER		Code:	3630
Plumbing		Dwl/Gar/NC%	1.0500
Standard	1		
Extra 2 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B/C			C	189510	.65	.30	48750
	acres/	effective	depth	actual	effective	extended	value	true
front lot	30.0000	30.00	139	96	134	4020	4020	

Call Back:

Sign: PSN Date: 2015-12-02 Lister:

36-510002.0000-v082020R