PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-530012.0000 RES
R44 2026

sale

2023 BEACH THOMAS & DIANA	1986-08-13	
2024 BEACH THOMAS & DIANA	1986-08-13	
2025 BEACH THOMAS & DIANA	1986-08-13	
2026 BEACH THOMAS & DIANA L	1986-08-13	KENTON LANDS S 33 1.654A
625 ELIZA ST	$10,000	
KENTON OH 43326		

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

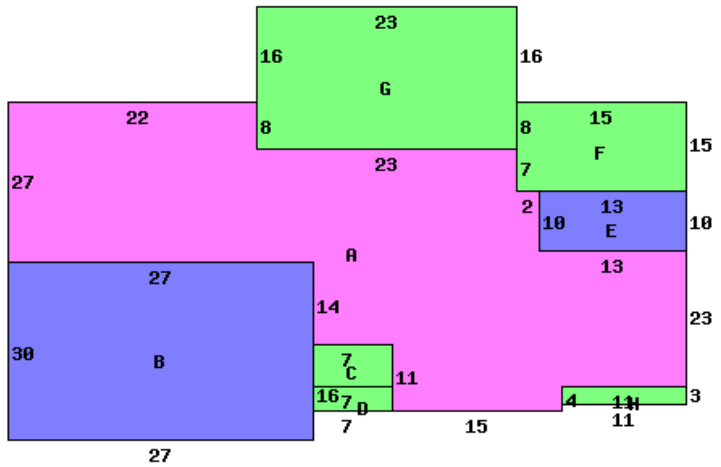
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres								
Land100%	29370	29370	29370	29370		29370	33660	33650
Bldg100%	184430	184430	184430	184430		184430	254660	254670
Totl100%	213800t	213800t	213800t	213800t		213800t	288310t	288320t
Cauv100%								
Tax Value:								
Land 35%	10280	10280	10280	10280		10280	11780	11780
Bldg 35%	64550	64550	64550	64550		64550	89130	89130
Totl 35%	74830t	74830t	74830t	74830t		74830t	100910t	100910t
Hmstd35%								
Owner Oc	66.22	66.16	65.96	65.96	65.96			
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	2641.58	2771.16	2737.84	2737.84	2737.84			
Sp-Asmnt	37.21	33.21	36.21	36.21				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 A	B	M		1785		a	*MAIN
	B2	G		810	22680	b	GRAGE
	OFP	P		49	1470	c	PORCH
	RFX	P		28	280	d	PORCH
	B	G		130	3640	e	GRAGE
	PAT	P		225	680	f	PORCH
	DK	P		552	8280	g	PORCH
	RFX	P		33	330	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
642	0	1986-08-13		*	10000	0	13910
412	0	1986-06-06		*	8000	0	16710
811	0	1985-11-13		*	12000	0	22000

Year	Land	Bldg	Total	Net Tax
2022	7700	56880	64580	2553.90
2021	7700	56880	64580	2563.36

project			ben acres	/ %	factor
131	BLANCHARD RIVER MAINT	XA/2025			
235	KELLOGG #983 - BLANCHARD	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			
306	BLOOM #1043 - BLANCHARD	XA/2025			
349	OSBORN-BLANCHARD RIVER	XA/2025			



625 ELIZA ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	1785	143280
	Qtr Story	BRICK	1785	6730
	Subtotal			150010
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	D		Air Conditioning	3110
Unfinished Wall	X	X	Plumbing	2100
Floor/Carpet	X		Garages and Carports	26320
Number of Rooms	5		Extra Features	11040
Bedrooms	3		Total Value	192580
Central Heat	A			
FORCED AIR			Neighborhood:	
Central A/C	A		Code:	3630
Plumbing			Dwl/Gar/NC%	1.4500
Standard	1			
Extra 3 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	1 AB		1785		B-	1992GD	231100	.24		254670

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot	202.1300	202.00	347	122	161	196	39590	33650	Shape / Si

Call Back: Sign: PSN Date: 2015-01-12 Lister:

36-530012.0000-v082020R