

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-530040.0000
R47

RES
2025

sale

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

2022 HAMILTON JASON L & HE	2002-06-06
2023 HAMILTON JASON L & HE	2002-06-06
2024 HAMILTON JASON L & HE	2002-06-06
2025 HAMILTON JASON L & HEAT	2002-06-06
647 HARDIN AVE	1WD
KENTON OH 43326	\$81,394

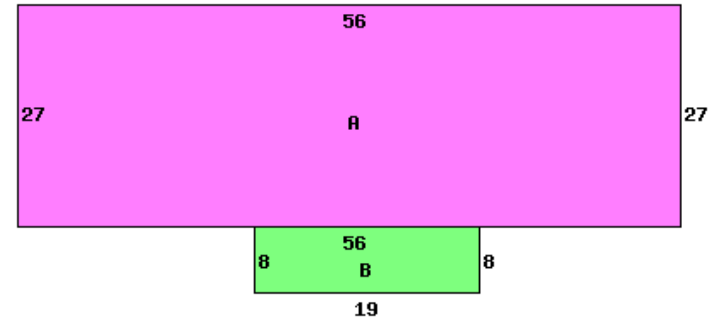
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	560	560	560	560	560
Acres	.2800	.2750	.2750	.2750	
Land100%	8400	11200	11200	11200	11200
Bldg100%	67490	91540	91540	91540	91550
Totl100%	75890t	102740t	102740t	102740t	102750t
Cauvl00%					
Tax Value:					
Land 35%	2940	3920	3920	3920	3920
Bldg 35%	23620	32040	32040	32040	32040
Totl 35%	26560t	35960t	35960t	35960t	35960t
Hmstd35%					
Owner Oc	25.76	31.82	31.80	31.70	
Hmstd RB					
Net Tax	1214.94	1446.72	1532.36	1522.16	
Sp-Asmnt	30.00	35.50	31.50	34.50	

2026 HAMILTON HEATHER R	2025-09-03
647 HARDIN AVE	1QC
KENTON OH 43326	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1512		b	PORCH
	OFF	P		152	4560		
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
399	1	2025-09-03	HAMILTON HEATHER R	1QC *	0	11200	91540
282	1	2002-06-06	HAMILTON JASON L & HEATH	1WD	81394	9600	0
360	1	2001-08-09	S E SAGE PROPERTIES LLC	1WD *	0	9600	0
359	1	2001-08-09	SHIRING CRAIG J	1QC *	0	9600	0
376	1	2001-07-30	HAMILTON JASON L & HEATH	1WD	16000	9600	0
915	1	1994-10-06	WALLACE REGINA J	1WD	10000	7710	0
965	2	1989-11-13		2WD	6000	2800	0
Year	Land	Bldg	Total	Net Tax			
2021	2940	23620	26560	1219.46			
2020	2940	23620	26560	1055.64			

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

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647 HARDING AVE 43326

Occupancy 4 M/H on Real Estate		*DWELLING COMPUTATIONS	
Story Height	Floor Level	Sq-Ft	Value
1	Main	1512	119420
	Subtotal		119420
	Metal Roof		
	B 1 2 U A		
Plaster/Drywall	D	Air Conditioning	2570
Floor/Carpet	X	Plumbing	2100
Floor/Tile-Lino	X	Extra Features	4560
Number of Rooms	6	Total Value	128650
Bedrooms	3		
Central Heat	A	PUB ELECTRIC	
FORCED AIR		PUB WATER	
Central A/C	A	PUB SEWER	
Plumbing		PUB UNIMPORTANT ST/RD	
Standard	1	Neighborhood:	
Extra 3 Fixture	1	Code:	3630
		Dwl/Gar/NC%	1.0500

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True					
		FtxFt	Area	Grade	Cond	Dpr	Dpr	Value					
1 MH/REAL	1 F/C	27X60	1512	MHD	2001AV	102920	.22	84290					
2 Garage		30X24	720	D	2004AV	13820	.50	7260					
front lot	80.0000	effective frontage	80.00	depth	150	actual rate	140	effective rate	140	extended value	11200	true value	11200