PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-531012.0000 RES
T130 2025

sale

2022	DRUMMOND AMY TRUSTEE	2019-03-22
2023	DRUMMOND AMY TRUSTEE	2019-03-22
2024	DRUMMOND AMY TRUSTEE	2019-03-22
2025	DRUMMOND AMY TRUSTEE	2019-03-22 HERITAGE ESTATES 12
	825 HARDING AVE	1WD
		$0
	KENTON OH 43326	

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	16710	25400	25400	25400	25400
Bldg100%	134260	162830	162830	162830	162820
Totl100%	150970t	188230t	188230t	188230t	188220t
Cauv100%					
Tax Value:					
Land 35%	5850	8890	8890	8890	8890
Bldg 35%	46990	56990	56990	56990	56990
Totl 35%	52840t	65880t	65880t	65880t	65880t
Hmstd35%					
Owner Oc	51.26	58.30	58.24	58.08	
Hmstd RB	400.22	368.96	417.58	429.66	
Net Tax	2016.86	2281.50	2389.80	2358.98	
Sp-Asmnt	30.00	35.50	31.50	34.50	

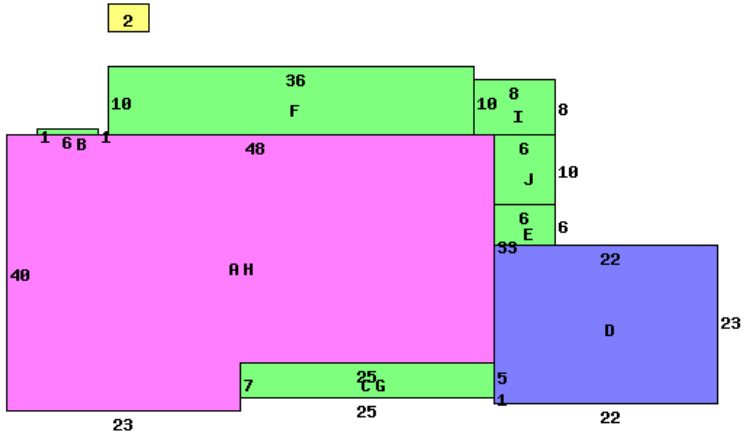
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1745		a	*MAIN
	BAY	P		6	230	b	PORCH
	RFX	P		125	1250	c	PORCH
	F2 F	G		506	14690	d	GRAGE
	STP	P		36	140	e	PORCH
	EFP	P		360	14400	f	PORCH
	STP	P		125	500	g	PORCH
	VAULT	X		1745		h	OTHER
	DK	P		64	960	i	PORCH
	PAT	P		60	180	j	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
101	1	2019-03-22	DRUMMOND AMY TRUSTEE	1WD *	0	15910	110800
329	1	2017-07-12	OATES EUGENE K & BETTY K	1SD	167000	14400	106600
722	1	2006-12-05	HASTINGS PHILLIP J & ROB	1SD	173000	16710	117860
759	1	1994-08-19	LEASE BONNIE L	1WD *	115000	0	94030

Year	Land	Bldg	Total	Net Tax
2021	5850	46990	52840	2024.36
2020	5850	46990	52840	1752.36

	p r o j e c t		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			



825 HARDING AVE 43326

Occupancy 1 Single Family

Story Height 1
Floor Level
Shingle

				*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME		1745	128920
	Subtotal				128920
	Roof	GABLE			

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	3020
Floor/Carpet	X	Plumbing	2800
Floor/Tile-Lino	X	Garages and Carports	14690
Number of Rooms	5	Extra Features	17660
Bedrooms	2	Total Value	167090
Central Heat	A	PUB ELECTRIC	
FORCED AIR		PUB GAS	
Central A/C	A	PUB PAVED ST/RD	
Plumbing			
Standard	1	Neighborhood:	
Extra 3 Fixture	1	Code:	3690
Extra Fixture	1	Dwl/Gar/NC%	1.0600

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1745		B-	1992GD	200510	.24		161530
2	Shed		12X14	168		D	2017AV	1610	.20		1290

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	100.0000	100.00	170	106	240	254	25400	25400

Call Back: Sign: PSN Date: 2015-02-24 Lister: 36-531012.0000-v082020R