PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-531012.0000 RES
T130 2026

sale

2023 DRUMMOND AMY TRUSTEE	2019-03-22	
2024 DRUMMOND AMY TRUSTEE	2019-03-22	
2025 DRUMMOND AMY TRUSTEE	2019-03-22	
2026 DRUMMOND AMY TRUSTEE	2019-03-22	HERITAGE ESTATES 12
825 HARDING AVE	1WD	
	$0	
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%	25400	25400	25400	25400		25400	29310	29300
Bldg100%	162830	162830	162830	162830		162830	229860	229870
Totl100%	188230t	188230t	188230t	188230t		188230t	259170t	259170t
Cauv100%								
Tax Value:								
Land 35%	8890	8890	8890	8890		8890	10260	10260
Bldg 35%	56990	56990	56990	56990		56990	80450	80450
Totl 35%	65880t	65880t	65880t	65880t		65880t	90710t	90710t
Hmstd35%								
Owner Oc	58.30	58.24	58.08	58.08	58.08			
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	2281.50	2389.80	2358.98	2358.98	2358.98			
Sp-Asmnt	35.50	31.50	34.50	34.50				

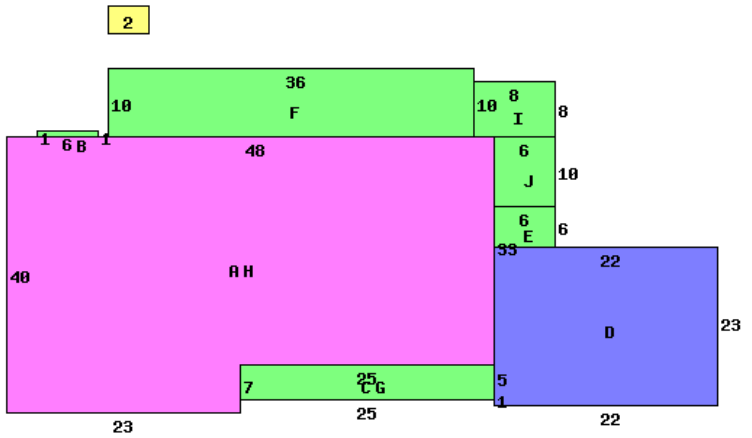
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1745		a	*MAIN
	BAY	P		6	230	b	PORCH
	RFX	P		125	1250	c	PORCH
	F2 F	G		506	14690	d	GRAGE
	STP	P		36	140	e	PORCH
	EFP	P		360	14400	f	PORCH
	STP	P		125	500	g	PORCH
	VAULT	X		1745		h	OTHER
	DK	P		64	960	i	PORCH
	PAT	P		60	180	j	PORCH

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
2022	5850	46990	52840	2016.86
2021	5850	46990	52840	2024.36

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			



825 HARDING AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1745	128920
	Subtotal			128920
Shingle	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%	1.5000

	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		228580
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	276	293	29300	29300

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