

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-540039.0000  
Q34

RES  
2025

sale

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

2022 RITZLER JANICE E	2015-08-26	
2023 RITZLER JANICE E	2015-08-26	
2024 RITZLER JANICE E	2015-08-26	
2025 RITZLER JANICE E	2015-08-26	
523 E NORTH ST	2AF	
KENTON OH 43326	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5740	7630	7630	7630	7620
Bldg100%	61910	75000	75000	75000	74990
Totl100%	67660t	82630t	82630t	82630t	82610t
Cauvl00%					
Tax Value:					
Land 35%	2010	2670	2670	2670	2670
Bldg 35%	21670	26250	26250	26250	26250
Totl 35%	23680t	28920t	28920t	28920t	28910t
Hmstd35%					
Owner Oc	22.98	25.60	25.56	25.50	
Hmstd RB	400.22	368.96	417.58	429.66	
Net Tax	682.98	794.52	814.80	794.48	
Sp-Asmnt	22.27	22.27	30.91	30.91	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
1	F/C	M		336		a *MAIN
1	F/C	A		936		b ADDTN
	F	G		280	6720	c GRAGE
	OPF	P		80	2400	d PORCH
	PAT	P		120	360	e PORCH

#: 103 L/W  
365401030000

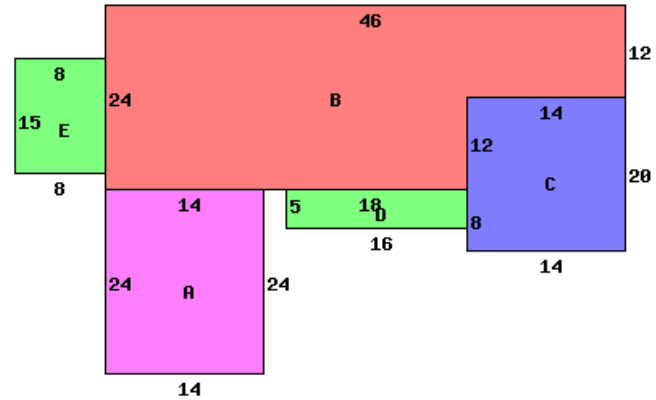
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
330	2	2015-08-26	RITZLER JANICE E	2AF *	0	7740	41910
159	1	2014-04-04	RITZLER GARY L & JANICE E	1QC *	0	7740	44400

Year	Land	Bldg	Total	Net Tax
2021	2010	21670	23680	685.52
2020	2010	21670	23680	593.40

project  
902 MAIN DISTRICT CONSERVANCY  
500 HARDIN COUNTY LANDFILL

ben acres / % factor  
XA/2025  
XA/2025

2



523 E NORTH ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1272	105160
Shingle	Subtotal	105160
	Main	FRAME
	Roof	GABLE
Plaster/Drywall	P	Air Conditioning 2290
Panelled Wall	X	Plumbing 2100
Floor/Carpet	X	Garages and Carports 6720
Number of Rooms	6	Extra Features 2760
Bedrooms	2	Total Value 119030
Central Heat	X	PUB SIDEWALK
ELECTRIC		
Central A/C	X	Neighborhood:
Plumbing		Code: 3630
Standard	1	Dwl/Gar/NC% 1.0500
Extra 3 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 F/C	Area	Rate	Cond	Value	Dpr Dpr	Value
2 Shed	*PP MT 0	8X8	64	OLD/GD	119030	.40	74990
				OLD/	0		0
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value
	60.00	126	91	140	127	7620	7620