PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-540053.0000 RES
Q64 2026

sale

2023 RITZLER JANICE E	2015-08-26	
2024 RITZLER JANICE E	2015-08-26	
2025 RITZLER JANICE E	2015-08-26	
2026 RITZLER JANICE E	2015-08-26	E LAWN LOT 53
335 N ORIENTAL ST	2AF	
	$0	
KENTON OH 43326		

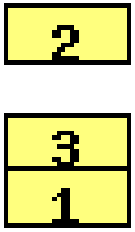
Eff Rate:– 44.66 — 47.03 — 46.74 — 46.74 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	599	599	599	599	0	599	599	599
Acres								
Land100%	5600	5600	5600	5600		5600	6460	6450
Bldg100%	12490	12490	12490	12490		12490	12490	12490
Totl100%	18090t	18090t	18090t	18090t		18090t	18940t	18940t
Cauv100%								
Tax Value:								
Land 35%	1960	1960	1960	1960		1960	2260	2260
Bldg 35%	4370	4370	4370	4370		4370	4370	4370
Totl 35%	6330t	6330t	6330t	6330t		6330t	6630t	6630t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	260.28	275.34	273.52	273.52	273.52			
Sp-Asmnt	2.29	7.51	7.51	7.51				

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
330	2	2015-08-26	RITZLER JANICE E	2AF *	0	5710	13000

Year	Land	Bldg	Total	Net Tax
2022	1470	3640	5110	238.72
2021	1470	3640	5110	239.58

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			



335 N ORIENTAL ST 43326

Neighborhood:
Code: 3630
Dwl/Gar/NC% 1.4500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	Garage		24X32	768		C	1988AV	19580	.65		6850	HEATING
2	Shed	*PP	8X12	96			2001AV	0			0	
3	Garage		24X14	336		C	2013AV	8060	.30		5640	

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	97	80	161	129	6450	6450

Call Back: Sign: PSN Date: 2015-02-20 Lister: 36-540053.0000-v082020R