PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-540059.0000 RES
Q60 2025

sale

2022 GRIMES MICHAEL D & DA	2012-09-21	
2023 GRIMES MICHAEL D & DA	2012-09-21	
2024 GRIMES MICHAEL D & DA	2012-09-21	
2025 GRIMES MICHAEL D & DAWN	2012-09-21 E LAWN S 1/2 58 PT 58	
313 N ORIENTAL ST	1QC	
	$0	
KENTON OH 43326		

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

	2022	2023	2024	2025	CAMA
Tax Year					
Prop Cls	510	510	510	510	510
Acres					
Land100%	3230	4290	4290	4290	4290
Bldg100%	83400	90510	90510	90510	90510
Totl100%	86630t	94800t	94800t	94800t	94800t
Cauv100%					
Tax Value:					
Land 35%	1130	1500	1500	1500	1500
Bldg 35%	29190	31680	31680	31680	31680
Totl 35%	30320t	33180t	33180t	33180t	33180t
Hmstd35%					
Owner Oc	29.42	29.36	29.34	29.24	
Hmstd RB	400.22	368.96	417.58	429.66	
Net Tax	986.70	965.92	996.32	974.82	
Sp-Asmnt	22.87	22.87	31.92	31.92	

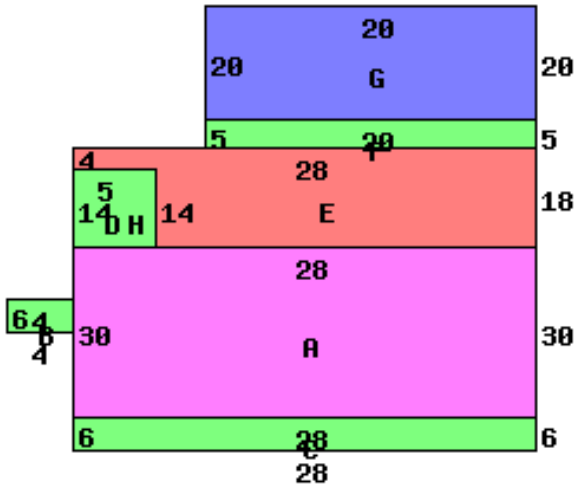
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		840		a	*MAIN
	EFP	P		24	960	b	PORCH
	OFP	P		168	5040	c	PORCH
	RFX	P		70	700	d	PORCH
1	F/C	A		434		e	ADDTN
	OBW	P		100	3000	f	PORCH
	F	G		400	9600	g	GRAGE
	DK	P		70	1050	h	PORCH

#: 94 L/W
365400940000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
393	1	2012-09-21	GRIMES DON & CAROL A	1QC *	0	4370	70140
862	1	1988-10-24		1WD	25000	0	26710

Year	Land	Bldg	Total	Net Tax
2021	1130	29190	30320	990.38
2020	1130	29190	30320	857.30

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



313 N ORIENTAL ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1274	105320
	Basement		840	15710
	Subtotal			121030
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	Air Conditioning	2290
Unfinished Wall	X	Garages and Carports	9600
Floor/Hardwood	X	Extra Features	10750
Number of Rooms	1 5	Total Value	143670
Bedrooms	2		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3630
Heat Pump	A	Dwl/Gar/NC%	1.0500
Central A/C	A		
Plumbing			
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1274		C	1949GD	143670	.40		90510

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	37.5000	38.00	100	81	140	113	4290	4290

Call Back: Sign: LRS Date: 2010-06-29 Lister: 36-540059.0000-v082020R