

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-540063.0000
Q55

RES
2025

sale

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

2022 TROUT EARL C JR	2019-03-27
2023 TROUT EARL C JR	2019-03-27
2024 TROUT EARL C JR	2019-03-27
2025 TROUT EARL C JR	2019-03-27 E LAWN 63
617 E NORTH ST	LWD
KENTON OH 43326	\$28,000

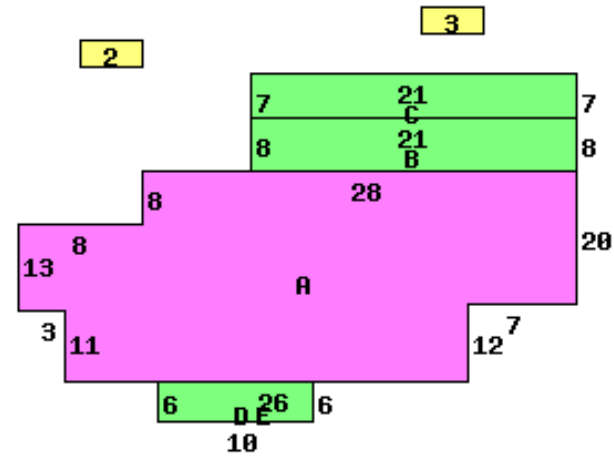
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4830	6460	6460	6460	6450
Bldg100%	39970	61140	61140	61140	61150
Totl100%	44800t	67600t	67600t	67600t	67600t
Cauvl00%					
Tax Value:					
Land 35%	1690	2260	2260	2260	2260
Bldg 35%	13990	21400	21400	21400	21400
Totl 35%	15680t	23660t	23660t	23660t	23660t
Hmstd35%					
Owner Oc	15.22	20.94	20.92	20.86	
Hmstd RB					
Net Tax	717.24	951.86	1008.24	1001.50	
Sp-Asmnt	20.75	20.75	29.65	29.65	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		971			
	EFP	P		168	6720	b	PORCH
	PAT	P		147	440	c	PORCH
	CAN	P		60	480	d	PORCH
	DK	P		60	900	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
108	1	2019-03-27	TROUT EARL C JR	LWD	28000	4600	32570
361	1	2012-08-13	RUHLEN DOUGLAS E & HOLLY	LWD	27000	6540	35260
722	1	1998-12-09	HITES GARY E & JUDY G	LWD	40000	6000	20830
460	1	1991-06-14		LUN *	26000	0	17800

Year	Land	Bldg	Total	Net Tax
2021	1690	13990	15680	719.94
2020	1690	13990	15680	623.20

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



617 E NORTH ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level		
Main	FRAME	971 101940
Basement		971 18110
Subtotal		120050
Shingle	Roof	GABLE
Plaster/Drywall	P	Air Conditioning 1690
Panelled Wall	X	Extra Features 8540
Unfinished Wall	X	Total Value 130280
Floor/Carpet	X	
Floor/Tile-Lino	L	PUB ALLEY
Number of Rooms	5	
Bedrooms	2	Neighborhood:
Central Heat	A	Code: 3630
FORCED AIR		Dwl/Gar/NC% 1.0500
Central A/C	A	
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F		Rate	Grade	Value	Dpr	Dpr	Value
2 Shed	*PP MT 0	12X8	96	C-	117250	.55		55400
3 Garage		20X24	480	E	0	.05		0
					5760			5750
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
	50.0000	50.00	127	92	140	129	6450	6450