

PLEASANT TWP
KENTON CORP

08:00 PM

36-540063.0000
Q55

RES
2024

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

- sale

2021 TROUT EARL C JR
2022 TROUT EARL C JR
2023 TROUT EARL C JR
2024 TROUT EARL C JR
617 E NORTH ST
KENTON OH 43326

2019-03-27
2019-03-27
2019-03-27
2019-03-27 E LAWN 63
1WD
\$28,000

Eff Rate: - 50.76 — 50.59 — 44.66 — 47.03 — a/r

Tax Year	2021	2022	2023	2024
Prop Cls	510	510	510	510
Acres				
Land100%	4830	4830	6460	6460
Bldg100%	39970	39970	61140	61140
Tot100%	44800t	44800t	67600t	67600t

CAMA
510

6450
61150
67600t

— Tax Value:

Land 35%	1690	1690	2260	2260
Bldg 35%	13990	13990	21400	21400
Totl 35%	15680t	15680t	23660t	23660t
Hmstd35%				
Owner 0c	15.20	15.22	20.94	20.92
Hmstd RB				
Net Tax	719.94	717.24	951.86	1008.24

2260
21400
23660t

Sp-Asmnt	20.76	20.75	20.75	29.65
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SHB+ 1 B	CONS	TYPE	FACT	SO-FT	VALUE		
F	M			971		a	*MAIN
EPF	P			168	6720	b	PORCH
PAT	P			147	440	c	PORCH
CAN	P			60	480	d	PORCH
DK	P			60	900	e	PORCH

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

Year	Land	Bldg	Total	Net Tax
2020	1690	13990	15680	623.20
2019	1610	11400	13010	512.30

p r o j e c t		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2024		
500	HARDIN COUNTY LANDFILL	XA/2024		

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	Subtotal		120050
Roof	GABLE		

Plaster/Drywall	P	Air Conditioning	1690
Panelled Wall	X	Extra Features	8540
Unfinished Wall	X	Total Value	130280
Floor/Carpet	L		
Floor/Tile-Lino	X	PUB ALLEY	
Number of Rooms	5		
Bedrooms	2	Neighborhood:	
		Code:	3630
Central Heat	A	Dwl/Gar/NC%	1.0500
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		

	Bldg Type	SHB+Cons	FtXft	Area	Unit Rate	Grade	DLT/Rehov	Cond	Replc Value	Fny Dpr	Fnc Dpr	Inc Value
1	DWELLING	1 B F		971		C-	OLD/AV		117250	.55		55400
2	Shed	*PP MT 0	12X8	96			1989AV		0			0
3	Garage		20X24	480		E	2022AV		5760	.05		5750

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	50.0000	50.00	127	92	140	129	6450	6450

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Call Back:

Sign: PSN Date: 2015-02-20 Lister:

36-540063.0000-v082020R

