PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-540063.0000 RES
Q55 2026

sale

2023 TROUT EARL C JR	2019-03-27	
2024 TROUT EARL C JR	2019-03-27	
2025 TROUT EARL C JR	2019-03-27	
2026 TROUT EARL C JR	2019-03-27 E LAWN 63	
617 E NORTH ST	1WD	
	$28,000	
KENTON OH 43326		

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

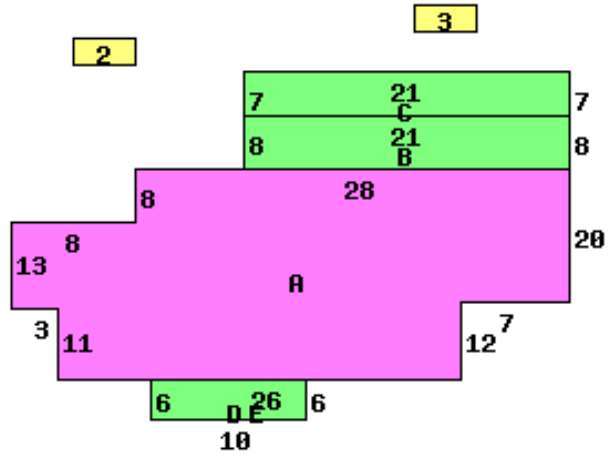
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6460	6460	6460	6460		6460	7400	7400
Bldg100%	61140	61140	61140	61140		61140	84430	84440
Totl100%	67600t	67600t	67600t	67600t		67600t	91830t	91840t
Cauv100%								
Tax Value:								
Land 35%	2260	2260	2260	2260		2260	2590	2590
Bldg 35%	21400	21400	21400	21400		21400	29550	29550
Totl 35%	23660t	23660t	23660t	23660t		23660t	32140t	32140t
Hmstd35%								
Owner Oc	20.94	20.92	20.86	20.86	20.86			
Hmstd RB								
Net Tax	951.86	1008.24	1001.50	1001.50	1001.50			
Sp-Asmnt	20.75	29.65	29.65	29.65				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		971		a	*MAIN
	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	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
2022	1690	13990	15680	717.24
2021	1690	13990	15680	719.94

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	971	101940
	Basement		971	18110
	Subtotal			120050
Shingle	Roof	GABLE		

B 1 2 U A

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:	
		Code:	3630
Central Heat	A	Dwl/Gar/NC%	1.4500
FORCED AIR			
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		971		C-	OLD/AV	117250	.55		76510
2	Shed	*PP MT 0	12X8	96			1989AV	0			0
3	Garage		20X24	480		E	2022AV	5760	.05		7930

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	50.0000	50.00	127	92	161	148	7400	7400

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

36-540063.0000-v082020R