PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-540074.0000 RES
K34 2026

sale

2023	WALLACE REBECCA JO &	2021-05-12
2024	WALLACE REBECCA JO &	2021-05-12
2025	WALLACE REBECCA JO &	2021-05-12
2026	WALLACE REBECCA JO & SA	2021-05-12 LEOFFERTS 6
	513 E CARROL ST	1SD
		$143,000
	KENTON OH 43326	

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

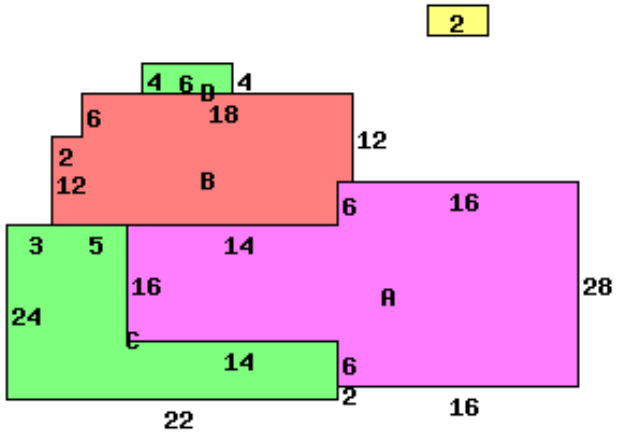
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	9710	9710	9710	9710		9710	11140	11150
Bldg100%	130140	130140	130140	130140		130140	179230	179220
Totl100%	139860t	139860t	139860t	139860t		139860t	190370t	190370t
Cauv100%								
Tax Value:								
Land 35%	3400	3400	3400	3400		3400	3900	3900
Bldg 35%	45550	45550	45550	45550		45550	62730	62730
Totl 35%	48950t	48950t	48950t	48950t		48950t	66630t	66630t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2012.66	2129.18	2115.16	2115.16	2115.16			
Sp-Asmnt	21.44	35.69	35.69	35.69				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		672		a	*MAIN
1	F/C	A		342		b	ADDTN
	OFP	P		304	9120	c	PORCH
	STP	P		24	100	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
193	1	2021-05-12	WALLACE REBECCA JO & SAND	1SD	143000	7290	79340
308	1	2020-07-20	DOUGLAS JENNA M	1WD	50707	6940	64540
198	1	2020-05-14	RUSHMORE LOAN MANAGEMENT	1SH	48000	6940	64540
205	1	2017-05-05	LAVASSAUR BRITTANY K	1WD	84000	9830	54940
560	1	2008-11-14	ROBINSON BRADLEY M	1WD	77000	9170	48310
71	1	2007-02-21	WREN BILLY L	1WD	25000	8710	70030
313	1	2006-05-24	DEUTSCHE BANK NATIONAL T	1SH	37000	8710	70030
1176	1	1992-12-22		1WD	25000	0	36710

Year	Land	Bldg	Total	Net Tax
2022	2550	27770	30320	1416.34
2021	2550	27770	30320	1421.50

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



513 E CARROL ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1014	102060
	Full Upper	FRAME	672	52250
	Basement		504	9620
	Subtotal			163930
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P P	Plumbing	2100
Unfinished Wall	X	Extra Features	9220
Floor/Pine	X X	Total Value	175250
Number of Rooms	1 3 3		
Bedrooms	3	PUB SIDEWALK	
Central Heat	A	Neighborhood:	
HOT WATER		Code:	3630
Plumbing		Dwl/Gar/NC%	1.4500
Standard	1		
Extra 3 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		1686		C	OLD/VG	175250	.30		177880
2	Shed		10X20	200		D	2013AV	1920	.30		1340

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	66.0000	66.00	165	105	161	169	11150	11150

Call Back: Sign: PSN Date: 2015-12-01 Lister:

36-540074.0000-v082020R