PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-540078.0000 RES
K32 2026

sale

2023	BOUCHER DAVID R JR &	2008-01-02
2024	BOUCHER DAVID R JR &	2008-01-02
2025	BOUCHER DAVID R JR &	2008-01-02
2026	BOUCHER DAVID R JR & FR	2008-01-02 LEOFFERTS S PT 4
	503 E CARROL ST	1WD
		$18,500
	KENTON OH 43326	

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

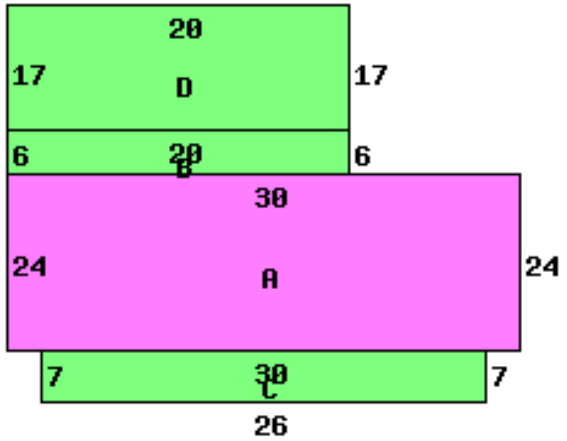
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7340	7340	7340	7340		7340	8370	8380
Bldg100%	51460	51460	51460	51460		51460	71060	71060
Totl100%	58800t	58800t	58800t	58800t		58800t	79430t	79440t
Cauv100%								
Tax Value:								
Land 35%	2570	2570	2570	2570		2570	2930	2930
Bldg 35%	18010	18010	18010	18010		18010	24870	24870
Totl 35%	20580t	20580t	20580t	20580t		20580t	27800t	27800t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	846.18	895.16	889.28	889.28	889.28			
Sp-Asmnt	20.77	28.92	28.92	28.92				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		720		a	*MAIN
	EFP	P		120	4800	b	PORCH
	OFP	P		182	5460	c	PORCH
	CVP	P		340	7820	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
4	1	2008-01-02	BOUCHER DAVID R JR & FRA	1WD *	18500	6540	39230
422	1	2007-08-16	U S BANK NATIONAL ASSOC	1SH *	18500	6540	39230
265	1	2006-05-05	HIPSHER BRYAN	1WD	82000	6540	39230
746	1	2005-11-08	WEAVER PHILLIP L	1WD	26000	5940	32460
373	1	1993-05-07	STEELE MITCHELL L & DIAN	1WD	25000	0	28110
666	1	1992-07-15		1WD	15000	0	28110

Year	Land	Bldg	Total	Net Tax
2022	1910	14590	16500	770.78
2021	1910	14590	16500	773.58

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



503 E CARROL ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	720	90500
	Part Upper	FRAME	720	33390
	Basement		720	13610
	Subtotal			137500
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	X	
Panelled Wall	X		
Unfinished Wall			X
Floor/Hardwood	X		
Floor/Carpet	X	X	
Floor/Concrete			X
Floor/Tile-Lino	X		
Number of Rooms	1	5	3
Bedrooms	3		
Central Heat	A		
FORCED AIR			
Plumbing			
Standard	1		

Extra Features	18080
Total Value	155580
PUB SIDEWALK	
Neighborhood:	
Code:	3630
Dwl/Gar/NC%	1.4500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		1440		C-	OLD/FR	140020	.65		71060

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	66.0000	66.00	95	79	161	127	8380	8380

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

36-540078.0000-v082020R