

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-540081.0000  
K29

RES  
2025

sale

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

2022 HINDS ARIANE R &	2017-10-20
2023 HINDS ARIANE R &	2017-10-20
2024 HINDS ARIANE R &	2017-10-20
2025 HINDS ARIANE R &	2017-10-20
449 E CARROL ST	2017-10-20 LEOFFERTS 2 W PT 3
	1SD
	\$79,900
KENTON OH 43326	

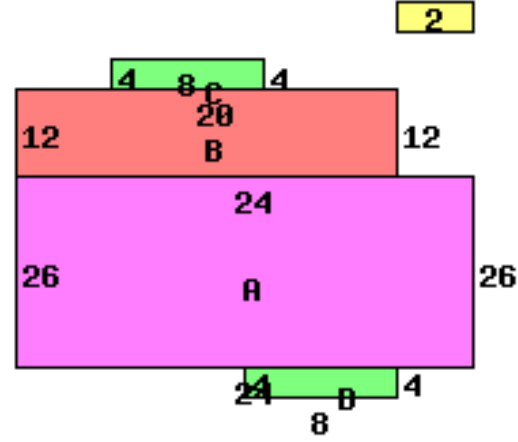
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	6290	8370	8370	8370	8380
Bldg100%	33400	58540	58540	58540	58540
Totl100%	39690t	66910t	66910t	66910t	66920t
Cauvl00%					
Tax Value:					
Land 35%	2200	2930	2930	2930	2930
Bldg 35%	11690	20490	20490	20490	20490
Totl 35%	13890t	23420t	23420t	23420t	23420t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	648.84	962.94	1018.70	1012.00	
Sp-Asmnt	20.66	20.66	29.59	29.59	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		624			
1 B	F	A		240		b	ADDTN
	STP	P		32	130	c	PORCH
	STP	P		32	130	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
518	1	2017-10-20	HINDS ARIANE R &	1SD	79900	8490	25600
69	1	2012-02-24	CWB RENTAL PROPERTIES LLC	1WD	19000	8490	67000
538	1	2011-12-05	HOME SAVINGS & LOAN CO KE	1SH *	22000	8490	67000
190	1	2007-05-23	MARTIN HARRY C	1CT *		7510	63090
623	1	1998-10-26	MARTIN HARRY C & ARDELLA	1WD	47500	7170	29230

Year	Land	Bldg	Total	Net Tax
2021	2200	11690	13890	651.22
2020	2200	11690	13890	565.62

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



449 E CARROL ST 43326

Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value		
Floor Level	Main	FRAME	864	98480	
	Full Upper	FRAME	624	50040	
	Basement		552	10510	
	Subtotal			159030	
Shingle	Roof	HIP			
Plaster/Drywall	B 1 2 U A				
Panelled Wall	P P	Extra Features		260	
Unfinished Wall	X	Total Value		159290	
Floor/Hardwood	X X	PUB SIDEWALK			
Floor/Carpet	X				
Floor/Tile-Lino	T	Neighborhood:			
Number of Rooms	2 6 3	Code:		3630	
Bedrooms	3	Dwl/Gar/NC%		1.0500	
Central Heat	A				
FORCED AIR					
Plumbing					
Standard	1				

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F			Cond	Value	Dpr	Dpr	Value
2 Shed	*PP MT 0	10X8	1488	1950FR	159290	.65		58540
			80	OLD/	0			0
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
	57.0000	57.00	165	105	140	8380	8380	