PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-540084.0000 RES
K55 2026

sale

2023 SHERMAN FREDERICK L &	1995-07-28	
2024 SHERMAN FREDERICK L &	1995-07-28	
2025 SHERMAN FREDERICK L &	1995-07-28	
2026 SHERMAN FREDERICK L & R	1995-07-28	LEOFFERTS 9
448 E NORTH ST	1SD	
	$38,000	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

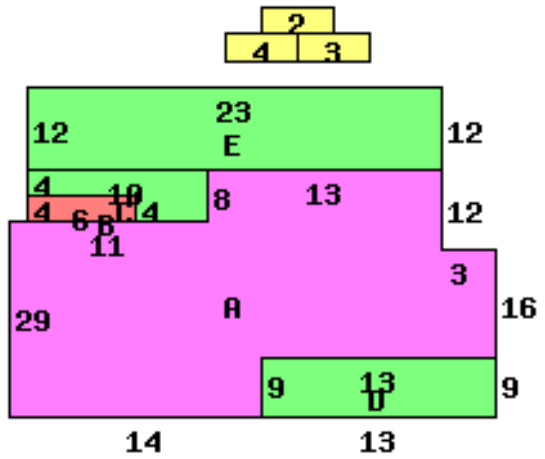
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7940	7940	7940	7940		7940	9140	9130
Bldg100%	67110	67110	67110	67110		67110	92230	92230
Totl100%	75060t	75060t	75060t	75060t		75060t	101370t	101360t
Cauv100%								
Tax Value:								
Land 35%	2780	2780	2780	2780		2780	3200	3200
Bldg 35%	23490	23490	23490	23490		23490	32280	32280
Totl 35%	26270t	26270t	26270t	26270t		26270t	35480t	35480t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1080.12	1142.68	1135.14	1135.14	1135.14			
Sp-Asmnt	21.26	368.95	30.27	30.27				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		758		a	*MAIN
1	F/C	A		24		b	ADDTN
	EFP	P		56	2240	c	PORCH
	OFP	P		117	3510	d	PORCH
	WDD	P		276	4140	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
692	1	1995-07-28	SHERMAN FREDERICK L & RU	1SD	38000	7400	29910

Year	Land	Bldg	Total	Net Tax
2022	2080	23990	26070	1217.82
2021	2080	23990	26070	1222.26

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



448 E NORTH ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	782	95550
	Full Upper	FRAME	758	55460
	Basement		392	7570
	Subtotal			158580
Slate	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P P	Plumbing	1400
Unfinished Wall	X	Extra Features	9890
Floor/Pine	X X	Total Value	169870
Floor/Carpet	X		
Number of Rooms	1 4 3	PUB SIDEWALK	
Bedrooms	3		
		Neighborhood:	
Central Heat	A	Code:	3630
FORCED AIR		Dwl/Gar/NC%	1.4500
Plumbing			
Standard	1		
Extra 2 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		1540		C	OLD/FR	169870	.65		86210
2	Garage	MT 0	24X24	576		D	1985FR	11060	.70		4810
3	P	OFP0	12X12	144		D	1990AV	3460	.65		1210
4	Shed	*PP F 0	12X12	144			1990AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	54.0000	54.00	165	105	161	169	9130	9130

Call Back: Sign: PSN Date: 2015-12-02 Lister:

36-540084.0000-v082020R