

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-540085.0000
K54

RES
2025

sale

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

2022 SHERMAN FREDERICK L &	2021-07-16	
2023 SHERMAN FREDERICK L &	2021-07-16	
2024 SHERMAN FREDERICK L &	2021-07-16	
2025 SHERMAN FREDERICK L & R	2021-07-16	LEOFFERTS 10
454 E NORTH ST		ISD
	\$0	
KENTON OH 43326		

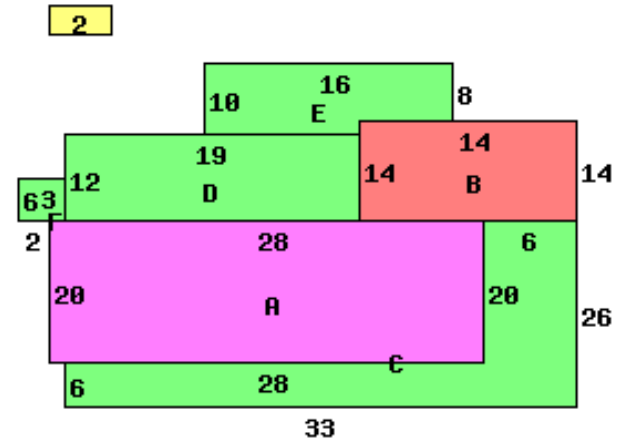
Tax Year	2022	2023	2024	2025	
Prop Cls	510	510	510	510	CAMA 510
Acres	5940	7940	7940	7940	7940
Land100%	46570	60200	60200	60200	60190
Bldg100%	52510t	68140t	68140t	68140t	68130t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	2080	2780	2780	2780	2780
Bldg 35%	16300	21070	21070	21070	21070
Totl 35%	18380t	23850t	23850t	23850t	23850t
Hmstd35%	18170	23620	23620	23620	
Owner Oc	17.62	20.90	20.88	20.82	hmstd 2780 l 20840 b
Hmstd RB					
Net Tax	840.98	959.74	1016.54	1009.74	
Sp-Asmnt	20.88	20.88	29.70	29.70	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		560		b	ADDTN
1 B	F	A		196		c	PORCH
	OFF	P		318	9540	d	PORCH
	EFF	P		228	9120	e	PORCH
	WDD	P		148	2220	f	PORCH
	DK	P		18	270		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
309	1	2021-07-16	SHERMAN FREDERICK L &	RUT	0	5940	46570

Year	Land	Bldg	Total	Net Tax
2021	2080	16300	18380	844.10
2020	2080	16300	18380	730.70

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



454 E NORTH ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height 2			
Floor Level	Main	FRAME	756 92380
	Full Upper	FRAME	560 46110
	Basement		98 2400
	Subtotal		140890
Metal	Roof	HIP	
	B 1 2 U A		
	P P		
Plaster/Drywall		Extra Features	21150
Unfinished Wall	X	Total Value	162040
Floor/Hardwood	X X		
Floor/Carpet	X	PUB SIDEWALK	
Number of Rooms	1 3 3		
Bedrooms	3	Neighborhood:	
		Code:	3630
Central Heat	A	Dwl/Gar/NC%	1.0500
GRAV AIR			
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 F/C			C	OLD/FR	162040	.65		59550
2 Shed	F 0	12X16	192	D	1990AV	1840	.65		640
front lot	acres/	effective	depth	actual	effective	extended	true		
	frontage	frontage	depth	factor	rate	value	value		
	54.0000	54.00	165	105	140	7940	7940		