

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-550006.0000
K61

COM
2025

sale

2022 OATES GARY L & WOLF C
2023 OATES GARY L & WOLF C
2024 OATES GARY L & WOLF C
2025 OATES GARY L & WOLF CAR
715 E COLUMBUS ST
KENTON OH 43326

PT S 1/2 SE 1/4 33 1.03A

\$0

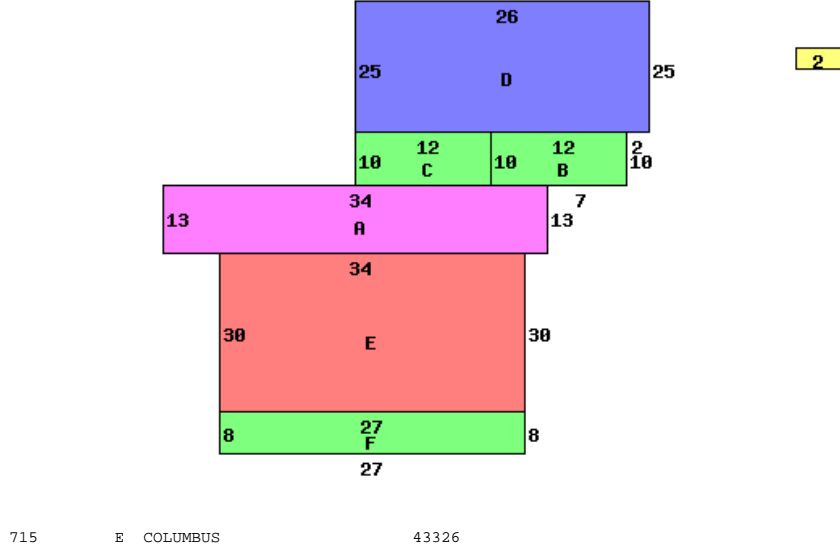
Eff Rate:- 57.45 — 53.98 — 56.47 — 56.17 — a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	442	442	442	442	442
Acres	1.0300	1.0300	1.0300	1.0300	
Land100%	35230	23460	23460	23460	23460
Bldg100%	434000	467540	467540	467540	467530
Totl100%	469230t	491000t	491000t	491000t	490990t
Cauv100%					
Tax Value:					
Land 35%	12330	8210	8210	8210	8210
Bldg 35%	151900	163640	163640	163640	163640
Totl 35%	164230t	171850t	171850t	171850t	171850t
Hmstd35%	38710				
Owner Oc	43.80	47.36			
Hmstd RB					
Net Tax	9391.46	9228.46	9704.04	9653.28	
Sp-Asmnt	491.23	491.23	526.22	526.22	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		442			PORCH
	PAT	P		120	360		PORCH
	EPF	P		120	4800		PORCH
2 B	F2	G		650	15600		GRAGE
	F	A		810			ADDTN
	POR	P		216	6910		PORCH

Year	Land	Bldg	Total	Net Tax
2021	12330	151900	164230	9457.94
2020	12330	151900	164230	8450.02

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023



715 E COLUMBUS 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	Floor Level	Sq-Ft	Value
2	Main	1252	103500
	Full Upper	810	57490
	Basement	810	15150
	Subtotal		176140
	Roof		
	Plaster/Drywall		8830
	Panelled Wall		2100
	Unfinished Wall		15600
	Floor/Pine		14945
	Number of Rooms		217615
	Bedrooms		
	Central Heat		
	FORCED AIR		3630
	Plumbing		1.0500
	Standard		
	Extra 3 Fixture		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
		FtxFt		Rate		Cond	Value	Dpr	Dpr	Value
1 DWELLING	2 F/C		2872		C+	1920AV	253740	.60		101500
2 ANIMAL CL			6034	92.52	C	1998AV	558270	.35		362880
3 Paving			6000	1.50	C	1998AV	9000	.65		3150

	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	factor	rate	rate	rate	value	value
front lot		69.00	355	122	140	171	11800	11800
front lot		69.00	318	121	140	169	11660	11660

Call Back:

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

36-550006.0000-v082020R