

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-550006.0000
K61

COM
2023

sale

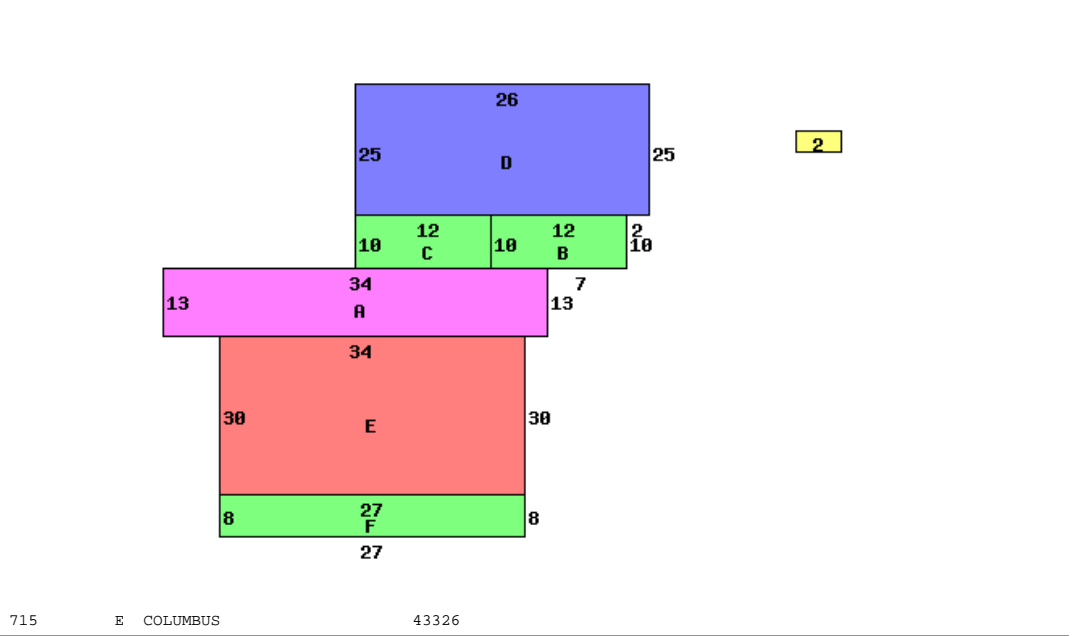
2020 OATES GARY L & WOLF C
2021 OATES GARY L & WOLF C
2022 OATES GARY L & WOLF C
2023 OATES GARY L & WOLF CAR
715 E COLUMBUS ST
KENTON OH 43326

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

\$0 07.1-05-55-006

Eff Rate:-	51.72	57.86	57.45	53.98	a/r
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	442	442	442	442	442
Acres	1.0300	1.0300	1.0300	1.0300	
Land100%	35230	35230	35230	23460	
Bldg100%	434000	434000	434000	467540	23460
Totl100%	469230t	469230t	469230t	491000t	467530
Cauv100%					490990t
Tax Value:					
Land 35%	12330	12330	12330	8210	8210
Bldg 35%	151900	151900	151900	163640	163640
Totl 35%	164230t	164230t	164230t	171850t	171850t
Hmstd35%	38710	38710	38710		
Owner Oc	44.36	44.04	43.80	47.36	
Hmstd RB					
Net Tax	8450.02	9457.94	9391.46	9228.46	
Sp-Asmnt	592.75	491.24	491.23	491.23	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		442			
	PAT	P		120	360	b	PORCH
	EPF	P		120	4800	c	PORCH
2 B	F2	G		650	15600	d	GRAGE
	F	A		810		e	ADDTN
	POR	P		216	6910	f	PORCH
Year	Land	Bldg	Total	Net Tax			
2019	11740	151820	163560	8296.40			
2018	11740	151820	163560	8312.74			
p r o j e c t				ben acres	/	%	factor
902	MAIN DISTRICT CONSERVANCY		XA/2023				
500	HARDIN COUNTY LANDFILL		XA/2023				
921	BLANCHARD RIVER MAINT		XA/2023				



715 E COLUMBUS 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1252 103500
	Full Upper	FRAME	810 57490
	Basement		810 15150
	Subtotal		176140
Shingle	Roof	HIP	
Plaster/Drywall	X X	810 sq ft	Basement Finish 8830
Panelled Wall	X		Plumbing 2100
Unfinished Wall	X		Garages and Carports 15600
Floor/Pine	X X		Extra Features 14945
Number of Rooms	8		Total Value 217615
Bedrooms	4		
Central Heat	A		Neighborhood:
FORCED AIR			Code: 3630
Plumbing			Dwl/Gar/NC% 1.0500
Standard	1		
Extra 3 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 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
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true 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