

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-560012.0000  
Z90

RES  
2025

sale

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

2022 PARKER TOM W JR	2008-10-23
2023 GARCIA CHRISTOPHER	2022-06-29
2024 GARCIA CHRISTOPHER	2022-06-29
2025 GARCIA CHRISTOPHER	2022-06-29
315 N HIGH ST	HOUSERS E PT OL 10-11
	LWD
KENTON OH 43326	\$176,000

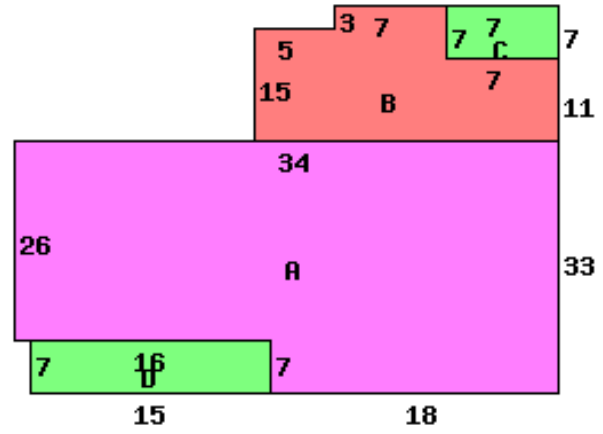
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres	6060	8030	8030	8030	8030	8040
Land100%	44660	159200	159200	159200	159200	159200
Bldg100%	50710t	167230t	167230t	167230t	167230t	167240t
Totl100%						
Cauvl00%						
Tax Value:						
Land 35%	2120	2810	2810	2810	2810	2810
Bldg 35%	15630	55720	55720	55720	55720	55720
Totl 35%	17750t	58530t	58530t	58530t	58530t	58530t
Hmstd35%						
Owner Oc		51.80	51.74	51.60	51.60	hmstd 2810 l 55720 b
Hmstd RB						
Net Tax	829.16	2354.76	2494.14	2477.52	2477.52	
Sp-Asmnt	20.86	20.86	37.98	37.98		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 BA	F	M		1010			
1 B	F	A		278		b	ADDIN
	FFP	P		49	1960	c	PORCH
	OFF	P		105	3150	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
328	1	2022-06-29	GARCIA CHRISTOPHER	LWD	176000	6060	44660
26	1	2022-01-13	SALTY DOG INVESTMENTS LLC	LWD	40000	6060	44660
532	1	2008-10-23	PARKER TOM W JR	LWD	18000	8330	73240
415	1	2008-08-21	HSEC BANK USA NATIONAL A	LSL *	21000	7860	67970
838	1	2005-12-19	WALLACE KEVIN	LWD	85000	7860	67970
608	1	2005-09-09	WEAVER PHILLIP L	LWD	33500	7140	58290
397	1	2005-06-22	LASALLE BANK NA	LSH	32200	7140	58290
645	1	1999-10-25	OATES ABRAHAM	LWD	41000	6740	39200
564	1	1997-09-16	LUNCE DONNA K	LWD	35000	6740	39200

Year	Land	Bldg	Total	Net Tax
2021	2120	15630	17750	832.18
2020	2120	15630	17750	722.82

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



Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1288 106480
	Full Upper	FRAME	1010 60950
	Qtr Story	FRAME	976 3890
	Basement		488 9350
	Subtotal		180670
Shingle	Roof	HIP	
	B 1 2 U A		
Plaster/Drywall	P P	Plumbing	1400
Unfinished Wall	X	Extra Features	5110
Floor/Hardwood	X X X	Total Value	187180
Number of Rooms	1 5 3 1		
Bedrooms	3	PUB SIDEWALK	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3630
Plumbing		Dwl/Gar/NC%	1.0500
Standard	1		
Extra 2 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 BAF	FtxFt	2298	Rate	C	Cond	Value	Dpr	Dpr	Value
		effective	depth	depth	actual	effective	extended	value	value	value
front lot	60.0000	60.00	140	96	140	134	8040	8040	8040	8040