PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-560012.0000 RES
Z90 2026

sale

2023	GARCIA CHRISTOPHER	2022-06-29
2024	GARCIA CHRISTOPHER	2022-06-29
2025	GARCIA CHRISTOPHER	2022-06-29
2026	GARCIA CHRISTOPHER	2022-06-29 HOUSERS E PT OL 10-11
	315 N HIGH ST	1WD
		$176,000
	KENTON OH 43326	

Eff Rate: – 44.66 — 47.03 — 46.74 — 46.74 — a/r

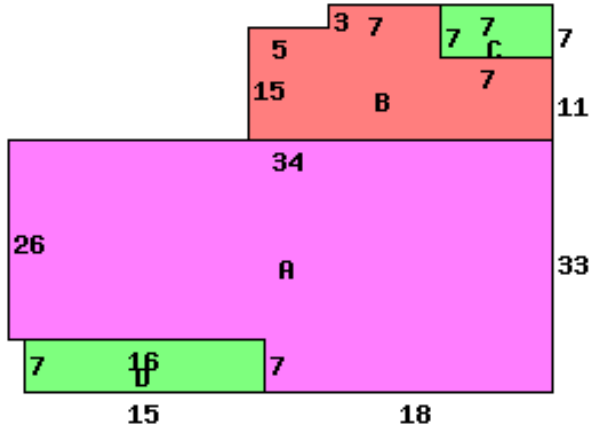
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	8030	8030	8030	8030		8030	9310	9300
Bldg100%	159200	159200	159200	159200		159200	219830	219840
Totl100%	167230t	167230t	167230t	167230t		167230t	229140t	229140t
Cauv100%								
Tax Value:								
Land 35%	2810	2810	2810	2810		2810	3260	3260
Bldg 35%	55720	55720	55720	55720		55720	76940	76940
Totl 35%	58530t	58530t	58530t	58530t		58530t	80200t	80200t
Hmstd35%				58530		58530	58530	
Owner Oc	51.80	51.74	51.60	51.60	51.60	hmstd 2810 l	55720 b	
Hmstd RB								
Net Tax	2354.76	2494.14	2477.52	2477.52	2477.52			
Sp-Asmnt	20.86	37.98	37.98	37.98				

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

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

Year	Land	Bldg	Total	Net Tax
2022	2120	15630	17750	829.16
2021	2120	15630	17750	832.18

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



315 N HIGH ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
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		
Unfinished Wall	X				X
Floor/Hardwood		X	X		X
Number of Rooms	1	5	3		1
Bedrooms			3		
Central Heat			A		
FORCED AIR					
Plumbing					
Standard	1				
Extra 2 Fixture	1				

Plumbing	1400
Extra Features	5110
Total Value	187180
PUB SIDEWALK	
Neighborhood:	
Code:	3630
Dwl/Gar/NC%	1.4500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 BAF		2298		C	OLD/GD	187180	.40	-.35	219840

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	60.00	140	96	161	155	9300	9300

Call Back: Sign: PSN Date: 2015-04-29 Lister:

36-560012.0000-v082020R