PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-560016.0000 RES
Z70.01 2026

sale

2023 MCNUTT JENNIFER & TOD	2014-06-18	
2024 MCNUTT JENNIFER & TOD	2014-06-18	
2025 MCNUTT JENNIFER & TOD	2014-06-18	
2026 MCNUTT JENNIFER & TODD	2014-06-18	HOUSERS E END OL 10
313 E NORTH ST	1WD	
	$43,600	
KENTON OH 43326		

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

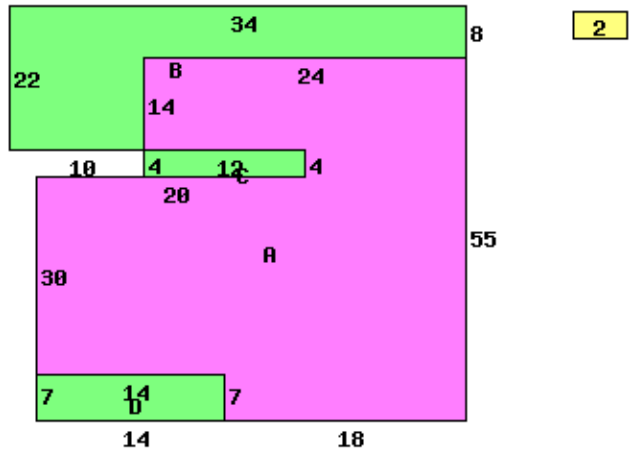
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4630	4630	4630	4630		4630	5370	5360
Bldg100%	71090	73540	73540	73540		73540	100630	100640
Totl100%	75710t	78170t	78170t	78170t		78170t	106000t	106000t
Cauv100%								
Tax Value:								
Land 35%	1620	1620	1620	1620		1620	1880	1880
Bldg 35%	24880	25740	25740	25740		25740	35220	35220
Totl 35%	26500t	27360t	27360t	27360t		27360t	37100t	37100t
Hmstd35%								
Owner Oc	23.46	24.18	24.12	24.12	24.12			
Hmstd RB								
Net Tax	1066.14	1165.90	1158.12	1158.12	1158.12			
Sp-Asmnt	20.96	30.53	30.53	30.53				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1470		a	*MAIN
	FLA	P		412	1650	b	PORCH
	STP	P		48	190	c	PORCH
	OFP	P		98	2940	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
259	1	2014-06-18	MCNUTT JENNIFER & TODD	1WD		43600	4710	50140
227	1	2000-06-02	SMITH DIANA L	1WD	*	0	4110	31170
695	1	1988-08-26		1UN	*	0	0	31710

Year	Land	Bldg	Total	Net Tax
2022	1220	19240	20460	935.92
2021	1220	19240	20460	939.40

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



313 E NORTH ST 43326

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1470	115700
	Basement		735	13890
	Subtotal			129590
Shingle	Roof	GABLE		

B 1 2 U A

Panelled Wall	X	735 sq ft	Basement Finish	8000
Unfinished Wall	X		Fireplaces	2000
Floor/Pine	X		Air Conditioning	2590
Floor/Carpet	X		Plumbing	3500
Number of Rooms	2 6		Extra Features	4780
Bedrooms	3		Total Value	150460
Fireplace			PUB SIDEWALK	
Openings	1			
Stacks	1		Neighborhood:	
Central Heat	A		Code:	3630
FORCED AIR			Dwl/Gar/NC%	1.4500
Central A/C	A			
Plumbing				
Standard	1			
Extra 3 Fixture	1			
Extra 2 Fixture	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		2205		C	OLD/AV	150460	.55		98180
2	Shed		12X18	216		C	2023AV	2590	.05		2460

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	40.0000	40.00	105	83	161	134	5360	5360

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