

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-560018.0000  
Z89

RES  
2023

sale

2020 CWB RENTAL PROPERTIES	2011-12-09	
2021 CWB RENTAL PROPERTIES	2011-12-09	
2022 CWB RENTAL PROPERTIES	2011-12-09	
2023 CWB RENTAL PROPERTIES L	2011-12-09	HOUSERS E PT OL 10
313 N HIGH ST	IDD	
KENTON OH 43326	\$20,000	07.1-05-56-018

Eff Rate:-	44.63	50.76	50.59	44.66	a/r
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres	2090	2970	2970	3970	3960
Land100%	52600	52600	52600	95830	95840
Bldg100%	54690t	55570t	55570t	99800t	99800t
Totl100%					
Cauvl00%					
Tax Value:					
Land 35%	730	1040	1040	1390	1390
Bldg 35%	18410	18410	18410	33540	33540
Totl 35%	19140t	19450t	19450t	34930t	34930t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	779.42	911.88	908.56	1436.20	
Sp-Asmnt	123.37	21.86	21.85	21.85	

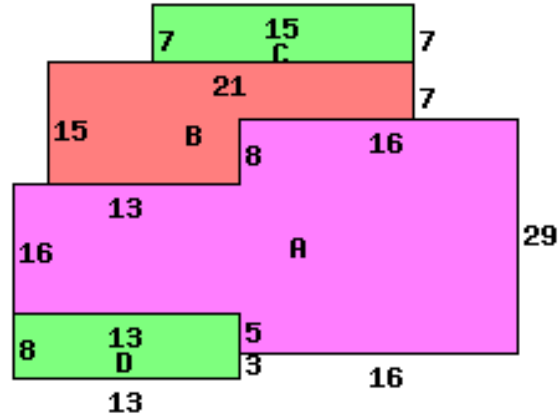
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		672			
1	F/C	A		235		b	ADDTN
	DK	P		105	1580	c	PORCH
	OP	P		104	3120	d	PORCH

#: 80, L/W  
365600800000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
549	1	2011-12-09	CWB RENTAL PROPERTIES LLC	IDD *	20000	4490	54340
181	1	1999-04-09	EYERS THOMAS C & PEGGY A	LWD	57000	4340	12400
449	1	1996-07-29	COULSON MICHAEL	LWD	10000	4310	12000

Year	Land	Bldg	Total	Net Tax
2019	1110	14930	16040	631.64
2018	1110	14930	16040	632.28

Project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2023
500 HARDIN COUNTY LANDFILL				XA/2023



313 N HIGH ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	907 99340
	Full Upper	FRAME	672 52250
	Basement		672 12730
	Subtotal		164320
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	Extra Features	4700
Unfinished Wall	X	Total Value	169020
Floor/Pine	X X		
Number of Rooms	1 4 3	PUB SIDEWALK	
Bedrooms	3		
Central Heat	A	Neighborhood:	
HOT WATER		Code:	3630
Plumbing		Dwl/Gar/NC%	1.0500
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F		1579		C	OLD/GD	169020	.40	.10	95840
front lot	acres/	effective	depth	depth	actual	effective	extended	value	true	value
	frontage	frontage	depth	factor	rate	rate	value	3960	3960	
		33.00	112	86	140	120				