PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-560018.0000 RES
Z89 2026

sale

2023 CWB RENTAL PROPERTIES	2011-12-09	
2024 CWB RENTAL PROPERTIES	2011-12-09	
2025 CWB RENTAL PROPERTIES	2011-12-09	
2026 CWB RENTAL PROPERTIES L	2011-12-09 HOUSERS E PT OL 10	
313 N HIGH ST	1DD	
	$20,000	
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%	3970	3970	3970	3970		3970	4540	4550
Bldg100%	95830	95830	95830	95830		95830	132340	132340
Totl100%	99800t	99800t	99800t	99800t		99800t	136890t	136890t
Cauv100%								
Tax Value:								
Land 35%	1390	1390	1390	1390		1390	1590	1590
Bldg 35%	33540	33540	33540	33540		33540	46320	46320
Totl 35%	34930t	34930t	34930t	34930t		34930t	47910t	47910t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1436.20	1519.36	1509.34	1509.34	1509.34			
Sp-Asmnt	21.85	32.34	32.34	32.34				

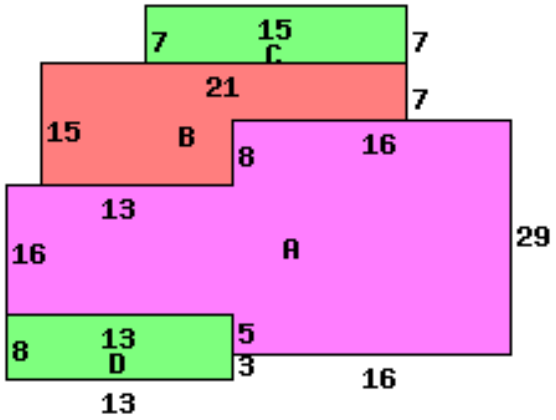
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		672		a	*MAIN
1	F/C	A		235		b	ADDTN
	DK	P		105	1580	c	PORCH
	OP	P		104	3120	d	PORCH

#: 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	1DD	*	20000	4490	54340
181	1	1999-04-09	BYERS THOMAS C & PEGGY A	1WD		57000	4340	12400
449	1	1996-07-29	COULSON MICHAEL	1WD		10000	4310	12000

Year	Land	Bldg	Total	Net Tax
2022	1040	18410	19450	908.56
2021	1040	18410	19450	911.88

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



313 N HIGH ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
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		
		Neighborhood:	
Central Heat	A	Code:	3630
HOT WATER		Dwl/Gar/NC%	1.4500
Plumbing			
Standard	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 B F		1579		C	OLD/GD	169020	.40	.10	132340

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		33.00	112	86	161	138	4550	4550

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

36-560018.0000-v082020R