PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-560024.0000 RES
N81 2026

sale

2023 MCINTIRE DAKOTA A		2020-06-17
2024 MCINTIRE DAKOTA A		2020-06-17
2025 MCINTIRE DAKOTA A		2020-06-17
2026 MCINTIRE DAKOTA A		2020-06-17 HOUSERS E S PT 23
121 N CHERRY ST		1WD
		$134,000
KENTON OH 43326		

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

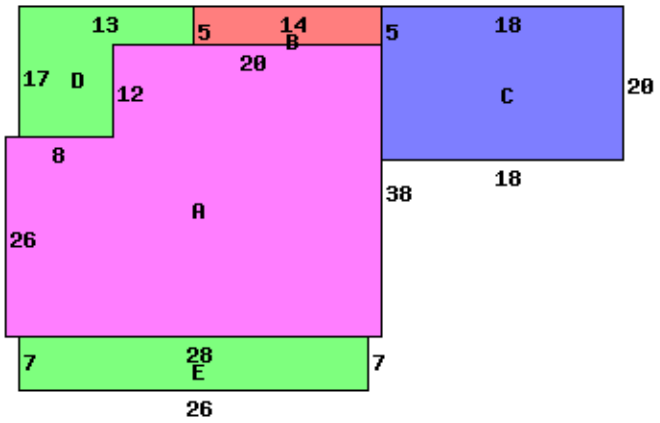
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4710	4710	4710	4710		4710	5400	5400
Bldg100%	130230	130230	130230	130230		130230	179830	179820
Totl100%	134940t	134940t	134940t	134940t		134940t	185230t	185220t
Cauv100%								
Tax Value:								
Land 35%	1650	1650	1650	1650		1650	1890	1890
Bldg 35%	45580	45580	45580	45580		45580	62940	62940
Totl 35%	47230t	47230t	47230t	47230t		47230t	64830t	64830t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1941.94	2054.38	2040.84	2040.84	2040.84			
Sp-Asmnt	21.65	36.27	36.27	36.27				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BA	F	M		968		a	*MAIN
1 B	F	A		70		b	ADDTN
	F	G		360	8640	c	GRAGE
	EFP	P		149	5960	d	PORCH
	OFP	P		182	5460	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
256	1	2020-06-17	MCINTIRE DAKOTA A	1WD		134000	3340	72030
447	1	2019-11-21	HOLLAND JOHN	1QC	*	25000	3340	72030
485	1	2019-10-28	HOLLAND JOHN	1		25000	3340	72030
576	1	2017-11-21	HEADLANDS ASSET MANAGEMEN	1QC		16990	4740	64630
520	1	2017-11-21	HARBOUR PROTFOLIA VIII LP	1QC	*	0	4740	64630
519	1	2017-11-21	NATIONAL ASSET MORTGAGE L	1QC	*	0	4740	64630
287	1	2016-07-07	HARBOUR PORTFOLIO VIII LP	1QC	*	0	4740	64630
523	1	2013-11-21	HARBOUR PORTFOLIO VIII LP	1WD	*	0	4740	66060
235	1	2013-05-13	FEDERAL NATIONAL MORTGAGE	1SH	*	20000	4740	66060
140	1	2007-03-30	DAVIDSON MICHAEL B	1WD		44600	4910	56970
389	1	2006-06-21	WELLS FARGO BANK NA TRUS	1SH		62625	4910	56970
439	1	1998-08-03	SHEETS WILLIAM T & STACE	1WD		36000	5170	18030
556	1	1997-09-12	WREN BILLY L & PEGGY A	1WD		31000	5170	18030
389	1	1993-05-13	EPLING CARMELLA S & KENN	1FD		23000	0	28910
1051	1	1992-11-16		1WD	*	0	0	28910
694	1	1988-08-26		1UN	*	0	0	28910

Year	Land	Bldg	Total	Net Tax
2022	1230	30930	32160	1502.30
2021	1230	30930	32160	1507.78

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



121 N CHERRY ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1038	104480
	Full Upper	FRAME	968	61030
	Qtr Story	FRAME	968	3860
	Basement		1038	19350
	Subtotal			188720
Shingle	Roof	HIP		

	B	1	2	U	A
Plaster/Drywall		P	P		
Unfinished Wall	X				X
Floor/Pine			X		
Floor/Carpet		X			
Floor/Tile-Lino		L			
Number of Rooms	1	3	3		1
Bedrooms			3		
Central Heat					A
FORCED AIR					
Plumbing					
Standard		1			

Garages and Carports	8640
Extra Features	11420
Total Value	208780
PUB SIDEWALK	
Topo: ROLLING	
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		2006		C+	OLD/GD	229660	.40	.10	179820

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	50.0000	50.00	66	67	161	108	5400	5400

Call Back: Sign: PSN Date: 2014-12-17 Lister:

36-560024.0000-v082020R