PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-560048.0000 RES
O63 2025

sale

2022	DOWNEY JAMES JR	2019-05-06
2023	DOWNEY JAMES JR	2019-05-06
2024	DOWNEY JAMES JR	2019-05-06
2025	DOWNEY JAMES JR	2019-05-06 HOUSERS E S PT 12
	115 S CHERRY ST	1WD
		$73,000
	KENTON OH 43326	

Eff Rate: – 50.59 — 44.66 — 47.03 — 46.74 — a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3030	3400	3400	3400	3400
Bldg100%	50260	66600	66600	66600	66590
Totl100%	53290t	70000t	70000t	70000t	69990t
Cauv100%					
Tax Value:					
Land 35%	1060	1190	1190	1190	1190
Bldg 35%	17590	23310	23310	23310	23310
Totl 35%	18650t	24500t	24500t	24500t	24500t
Hmstd35%			24310	24310	
Owner Oc			21.50	21.44	hmstd 1190 l 23120 b
Hmstd RB					
Net Tax	871.20	1007.36	1044.18	1037.22	
Sp-Asmnt	21.98	21.98	30.58	30.58	

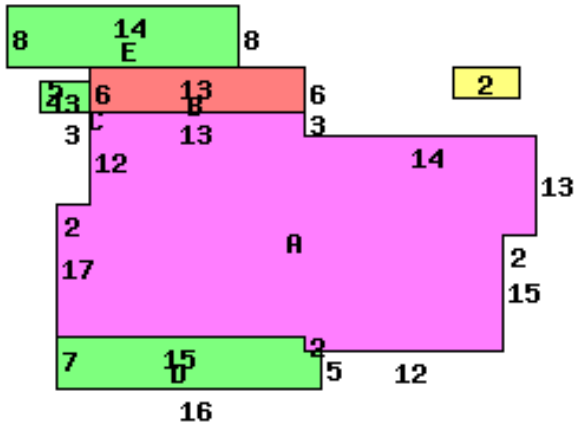
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		773		a	*MAIN
1	F/C	A		78		b	ADDTN
	STP	P		12	50	c	PORCH
	OFP	P		110	3300	d	PORCH
	PAT	P		112	340	e	PORCH

#: 07.1-12-003, L/W
361200030000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
177	1	2019-05-06	DOWNEY JAMES JR	1WD	73000	2890	40860
12	1	2004-01-12	BECHTOL MARGARET A	1QC *	0	3260	52600
607	1	1993-07-09	BECHTOL MARGARET A & VIC	1WD	30000	0	26000
612	1	1990-07-30		1UN *	0	0	26000

Year	Land	Bldg	Total	Net Tax
2021	1060	17590	18650	874.36
2020	1060	17590	18650	759.48

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



115 S CHERRY ST 43326

Occupancy 1 Single Family

Story Height 2
Floor Level

			Sq-Ft	Value
Main	FRAME		851	97000
Full Upper	FRAME		773	56560
Basement			593	11290
Subtotal				164850
Roof	GABLE			

Shingle B 1 2 U A

*DWELLING COMPUTATIONS

Plaster/Drywall	X X	
Unfinished Wall	X	
Floor/Hardwood	X	
Floor/Pine	X	
Floor/Carpet	X X	
Floor/Concrete	X	
Number of Rooms	1 4 3	
Bedrooms	3	
Central Heat	A	
HOT WATER		
Plumbing		
Standard	1	

Extra Features	3690
Total Value	168540
PUB SIDEWALK	
Neighborhood:	
Code:	3620
Dwl/Gar/NC%	1.1200

	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		1624		C	OLD/FR	168540	.65		66070
2	Flat Barn		18X30	540		D	OLD/FR	5180	.80	.50	520

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	40.0000	40.00	66	67	120	80	3200	3200
rear lot	25.0000	25.00	20	8	100	8	200	200

Call Back: Sign: PSN Date: 2014-11-21 Lister: 36-560048.0000-v082020R