

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-560068.0000
P33

RES
2025

sale

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

2022 REED THEE & TERESA	2015-12-02
2023 PHIPPS GARY & SUSAN	2022-07-13
2024 PHIPPS GARY & SUSAN	2022-07-13
2025 PHIPPS GARY & SUSAN	2022-07-13 HOUSERS E S PT 4-5
212 S CHERRY ST	1SD
KENTON OH 43326	\$114,900

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5140	5890	5890	5890	5880
Bldg100%	59430	82690	82690	82690	82690
Totl100%	64570t	88570t	88570t	88570t	88570t
Cauvl00%					
Tax Value:					
Land 35%	1800	2060	2060	2060	2060
Bldg 35%	20800	28940	28940	28940	28940
Totl 35%	22600t	31000t	31000t	31000t	31000t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1055.72	1274.60	1348.42	1339.52	
Sp-Asmnt	22.57	22.57	33.00	33.00	

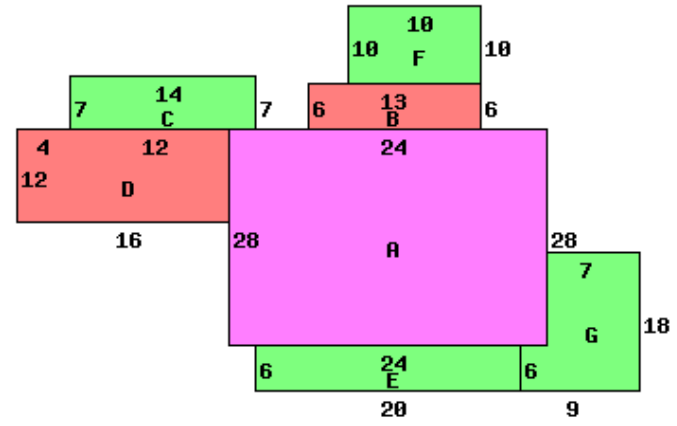
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		672		a	*MAIN
1	F	A		78		b	ADDTN
	EFP	P		98	3920	c	PORCH
1 B	F	A		192		d	ADDTN
	OFF	P		120	3600	e	PORCH
	OFF	P		100	3000	f	PORCH
	DK	P		138	2070	g	PORCH

#: 69, L/W
365600690000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
357	1	2022-07-13	PHIPPS GARY & SUSAN	1SD	114900	5140	59430
625	1	2015-12-02	REED THEE & TERESA	1SD *	25000	6770	43200
636	1	2007-11-19	SMITH RICHARD H & CHRIST	1SD	26750	5660	49090
215	1	2006-05-15	CLARK FRIEDA E	1CT *	0	5660	49090

Year	Land	Bldg	Total	Net Tax
2021	1800	20800	22600	1059.56
2020	1800	20800	22600	920.34

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



212 S CHERRY ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	942 103170
	Part Upper	FRAME	672 32160
	Basement		864 16140
	Subtotal		151470
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	P P	Extra Features	12590
Unfinished Wall	X	Total Value	164060
Floor/Carpet	X X		
Floor/Tile-Lino	L	PUB SIDEWALK	
Number of Rooms	1 4 3		
Bedrooms	1 2	Neighborhood:	
		Code:	3620
Central Heat	A	Dwl/Gar/NC%	1.1200
HOT WATER			
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1HB F	FtxFt	1614	Rate	Grade	Cond	Value	Dpr Dpr
					C	OLD/AV	164060	.55
front lot	52.0000	52.00	132	94	120	113	5880	5880

acres/	effective	depth	depth	actual	effective	extended	true
frontage	frontage	factor	rate	rate	rate	value	value
52.0000	52.00	132	94	120	113	5880	5880