

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-570003.0000
K20

RES
2025

sale

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

2022 KIPER TIMOTHY O & COU	2008-05-09
2023 KIPER TIMOTHY O & COU	2008-05-09
2024 MAGNUSON BEMJAMIN A &	2023-06-21
2025 MAGNUSON BEMJAMIN A &	2023-06-21
446 E CARROL ST	LWD
KENTON OH 43326	\$25,000

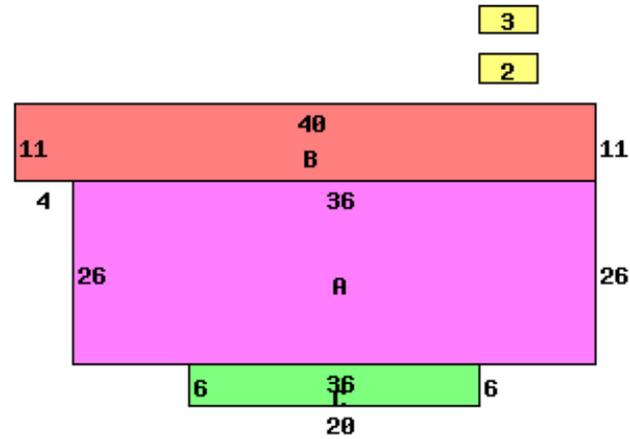
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5370	7140	7140	7140	7150
Bldg100%	60340	63830	63830	63830	63830
Totl100%	65710t	70970t	70970t	70970t	70980t
Cauvl00%					
Tax Value:					
Land 35%	1880	2500	2500	2500	2500
Bldg 35%	21120	22340	22340	22340	22340
Totl 35%	23000t	24840t	24840t	24840t	24840t
Hmstd35%					
Owner Oc	22.32	21.98			
Hmstd RB					
Net Tax	1052.08	999.36	1080.48	1073.34	
Sp-Asmnt	21.10	21.10	29.93	29.93	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 BA	F	M		936		b	ADDTN
1	F/C	A		440		c	PORCH
	OP	P		120	3600		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
241	1	2023-06-21	MAGNUSON BEMJAMIN A &	LWD	25000	5370	60340
217	1	2008-05-09	KIPER TIMOTHY O & COURT	LSH *	23500	6370	23400
141	1	2006-03-28	ZACHARIAH RENEE &	1SD *	0	6370	23400
51	1	2005-01-20	ZACHARIAH RENEE	LWD	84000	5800	19540
412	1	2003-07-18	WEAVER PHILLIP	LWD	18000	5800	19540
224	1	2002-05-17	LONG STACEY MARIE	1CT *	0	5800	16140

Year	Land	Bldg	Total	Net Tax
2021	1880	21120	23000	1056.02
2020	1880	21120	23000	914.12

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



446 E CARROL ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1376 109450
	Full Upper	FRAME	936 61530
	Qtr Story	FRAME	936 3730
	Basement		936 17480
	Subtotal		192190
Metal	Roof	MANSARD	
	B 1 2 U A		
Plaster/Drywall	X X	Heating	-2810
Unfinished Wall	X	Extra Features	3600
Floor/Pine	X X	Total Value	192980
Number of Rooms	1 7 2 1		
Bedrooms	2 2	PUB PAVED ST/RD	
		PUB SIDEWALK	
Plumbing		Neighborhood:	
Standard	1	Code:	3630
		Dwl/Gar/NC%	1.0500

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 BAF			Cond	Value	Dpr	Dpr	Value
2 Shed	*NV	18X24	432	OLD/FR	173680	.65		63830
3 Shed	*PP	6X8	48	OLD/FR	0			0
				2005AV	0			0
	acres/	effective	depth	actual	effective	extended	true	
front lot	frontage	frontage	depth	depth	rate	value	value	
	50.0000	50.00	155	102	140	143	7150	7150