PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-570003.0000 RES
K20 2025

sale

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 HOUSERS E PT 50 FT OL 6
	446 E CARROL ST	1WD
		$25,000
	KENTON OH 43326	

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

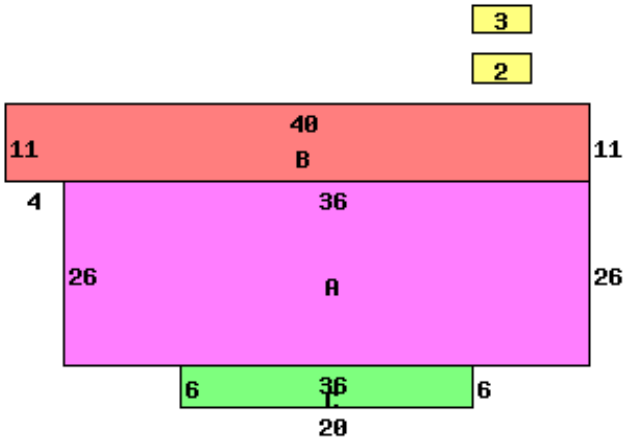
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5370	7140	7140	7140	7150
Bldg100%	60340	63830	63830	63830	63830
Totl100%	65710t	70970t	70970t	70970t	70980t
Cauv100%					
Tax Value:					
Land 35%	1880	2500	2500	2500	2500
Bldg 35%	21120	22340	22340	22340	22340
Totl 35%	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		
2 BA	F	M		936		a	*MAIN
1	F/C	A		440		b	ADDTN
	OP	P		120	3600	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
241	1	2023-06-21	MAGNUSON BEMJAMIN A &	1WD		25000	5370	60340
217	1	2008-05-09	KIPER TIMOTHY O & COURTN	1SH	*	23500	6370	23400
141	1	2006-03-28	ZACHARIAH RENEE &	1SD	*	0	6370	23400
51	1	2005-01-20	ZACHARIAH RENEE	1WD		84000	5800	19540
412	1	2003-07-18	WEAVER PHILLIP	1WD		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

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



446 E CARROL ST 43326

Occupancy 1 Single Family

Story Height 2

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1376	109450
	Full Upper	FRAME	936	61530
	Qtr Story	FRAME	936	3730
	Basement		936	17480
	Subtotal			192190
Metal	Roof	MANSARD		

	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		2312		C-	OLD/FR	173680	.65		63830
2	Shed	*NV 0	18X24	432			OLD/	0			0
3	Shed	*PP	6X8	48			2005AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	50.0000	50.00	155	102	140	143	7150	7150

B 1 2 U A

Plaster/Drywall	X X	Heating	-2810
Unfinished Wall	X 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			
Standard	1	Neighborhood:	
		Code:	3630
		Dwl/Gar/NC%	1.0500

Call Back: Sign: PSN Date: 2016-02-12 Lister: 36-570003.0000-v082020R