PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-570003.0000 RES
K20 2026

sale

2023 KIPER TIMOTHY O & COU	2008-05-09	
2024 MAGNUSON BEMJAMIN A &	2023-06-21	
2025 MAGNUSON BEMJAMIN A &	2023-06-21	
2026 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:– 44.66 — 47.03 — 46.74 — 46.74 — a/r

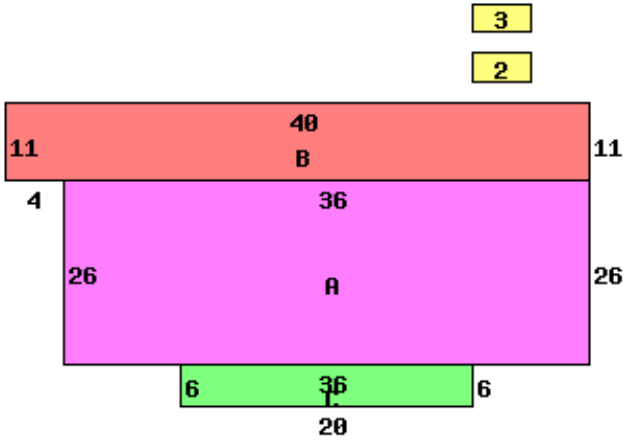
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7140	7140	7140	7140		7140	8200	8200
Bldg100%	63830	63830	63830	63830		63830	88140	88140
Totl100%	70970t	70970t	70970t	70970t		70970t	96340t	96340t
Cauv100%								
Tax Value:								
Land 35%	2500	2500	2500	2500		2500	2870	2870
Bldg 35%	22340	22340	22340	22340		22340	30850	30850
Totl 35%	24840t	24840t	24840t	24840t		24840t	33720t	33720t
Hmstd35%								
Owner Oc	21.98							
Hmstd RB								
Net Tax	999.36	1080.48	1073.34	1073.34	1073.34			
Sp-Asmnt	21.10	29.93	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
2022	1880	21120	23000	1052.08
2021	1880	21120	23000	1056.02

project		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

*DWELLING COMPUTATIONS

		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	
Unfinished Wall	X	X	
Floor/Pine		X X	
Number of Rooms	1	7 2	1
Bedrooms		2 2	
Plumbing			
Standard	1		

Heating	-2810
Extra Features	3600
Total Value	192980
PUB PAVED ST/RD	
PUB SIDEWALK	
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		2312		C-	OLD/FR	173680	.65		88140
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	161	164	8200	8200

Call Back: Sign: PSN Date: 2016-02-12 Lister:

36-570003.0000-v082020R