PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-570012.0000 RES
K09 2026

sale

2023 WORTHINGTON PHYLLIS
2024 WORTHINGTON PHYLLIS
2025 WORTHINGTON PHYLLIS
2026 WORTHINGTON PHYLLIS MUNSONS 3
539 E COLUMBUS ST
$0
KENTON OH 43326

2028 HOWELL COREY J & TARA L 2026-09-21
539 E COLUMBUS ST 1SD

KENTON OH 43326

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

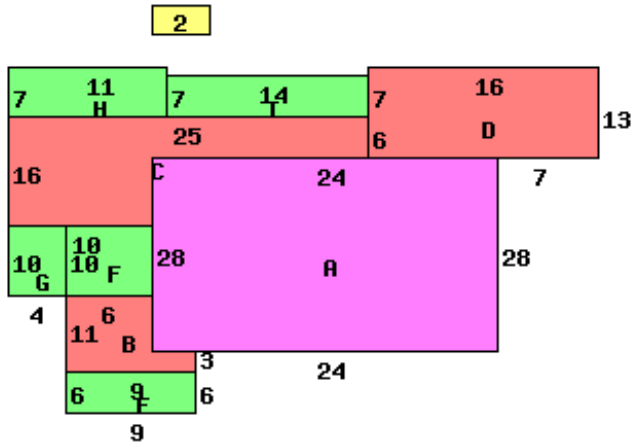
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7910	7910	7910	7910		7910	9060	9060
Bldg100%	93110	93110	93110	93110		93110	128570	128560
Totl100%	101030t	101030t	101030t	101030t		101030t	137630t	137620t
Cauv100%								
Tax Value:								
Land 35%	2770	2770	2770	2770		2770	3170	3170
Bldg 35%	32590	32590	32590	32590		32590	45000	45000
Totl 35%	35360t	35360t	35360t	35360t		35360t	48170t	48170t
Hmstd35%								
Owner Oc	31.30	31.26	31.18	31.18	31.18			
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	1053.62	1089.22	1067.10	1067.10	1067.10			
Sp-Asmnt	21.37	32.44	32.44	32.44				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		672		a	*MAIN
1	F/C	A		75		b	ADDTN
1	F/C	A		250		c	ADDTN
2 B	F	A		208		d	ADDTN
	STP	P		54	220	e	PORCH
	OP	P		60	1800	f	PORCH
	STP	P		40	160	g	PORCH
	EFP	P		77	3080	h	PORCH
	EFP	P		84	3360	i	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
380	1	2026-09-21	HOWELL COREY J & TARA L	1SD	28000	7910	93110

Year	Land	Bldg	Total	Net Tax
2022	2070	26800	28870	920.40
2021	2070	26800	28870	923.80

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



539 E COLUMBUS ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1205	103170
	Full Upper	FRAME	208	21180
	Part Upper	FRAME	672	32160
	Basement		880	16440
	Subtotal			172950
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		D	D		
Unfinished Wall	X				
Floor/Pine		X	X		
Floor/Carpet		X			
Number of Rooms	1	6	3		
Bedrooms		1	2		
Central Heat		A			
FORCED AIR					
Central A/C		A			
Plumbing					
Standard	1				

Air Conditioning	3910				
Extra Features	11020				
Total Value	187880				
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	1HB F		2085		C	OLD/AV	187880	.55		122590
2	Garage		22X26	572		C	OLD/FR	13730	.70		5970

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	60.00	132	94	161	151	9060	9060

Call Back: Sign: PSN Date: 2015-12-01 Lister:

36-570012.0000-v082020R