

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-570012.0000
K09

RES
2025

sale

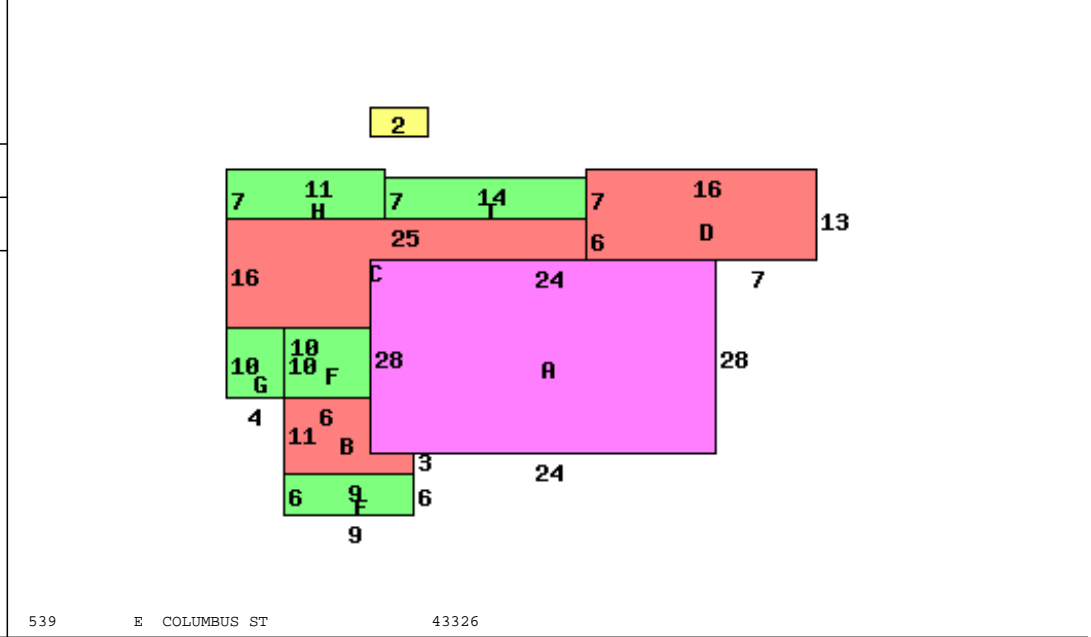
2022 WORTHINGTON PHYLLIS	
2023 WORTHINGTON PHYLLIS	
2024 WORTHINGTON PHYLLIS	
2025 WORTHINGTON PHYLLIS	MUNSONS 3
539 E COLUMBUS ST	
KENTON OH 43326	\$0

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	5910	7910	7910	7910	7920
Land100%	76570	93110	93110	93110	93100
Bldg100%	82490t	101030t	101030t	101030t	101020t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	2070	2770	2770	2770	2770
Bldg 35%	26800	32590	32590	32590	32580
Totl 35%	28870t	35360t	35360t	35360t	35360t
Hmstd35%					
Owner Oc	28.00	31.30	31.26	31.18	
Hmstd RB	400.22	368.96	417.58	429.66	
Net Tax	920.40	1053.62	1089.22	1067.10	
Sp-Asmnt	382.59	21.37	32.44	32.44	

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

Year	Land	Bldg	Total	Net Tax
2021	2070	26800	28870	923.80
2020	2070	26800	28870	799.66

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



539 E COLUMBUS ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
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	Air Conditioning	3910
Unfinished Wall	X	Extra Features	11020
Floor/Pine	X X	Total Value	187880
Floor/Carpet	X		
Number of Rooms	1 6 3	PUB PAVED ST/RD	
Bedrooms	1 2	PUB SIDEWALK	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3630
Central A/C	A	Dwl/Gar/NC%	1.0500
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	2085		COND	VALUE	DPR	DPR	VALUE
2 Garage		22X26	572	C	OLD/AV	.55		88770
				C	OLD/FR	.70		4330
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
	60.0000	60.00	132	94	140	132	7920	7920

Call Back: Sign: PSN Date: 2015-12-01 Lister: 36-570012.0000-v082020R