PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-570014.0000 RES
K11 2025

sale

2022	LAROCHE LINKOLN & MEL	2021-12-01
2023	LAROCHE LINKOLN & MEL	2021-12-01
2024	LAROCHE LINKOLN & MEL	2021-12-01
2025	LAROCHE LINKOLN & MELAN	2021-12-01 MUNSONS PT 5
	607 E COLUMBUS ST	1SD
		$129,900
	KENTON OH 43326	

2026	PENDLETON JORDAN NICOLL	2025-06-25
	607 E COLUMBUS ST	1SD
	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%	3890	5170	5170	5170	5180
Bldg100%	64630	105400	105400	105400	105390
Totl100%	68510t	110570t	110570t	110570t	110570t
Cauv100%					
Tax Value:					
Land 35%	1360	1810	1810	1810	1810
Bldg 35%	22620	36890	36890	36890	36890
Totl 35%	23980t	38700t	38700t	38700t	38700t
Hmstd35%					
Owner Oc	23.26	34.24	34.22	34.12	
Hmstd RB					
Net Tax	1096.92	1556.96	1649.12	1638.14	
Sp-Asmnt	21.13	21.13	33.24	33.24	

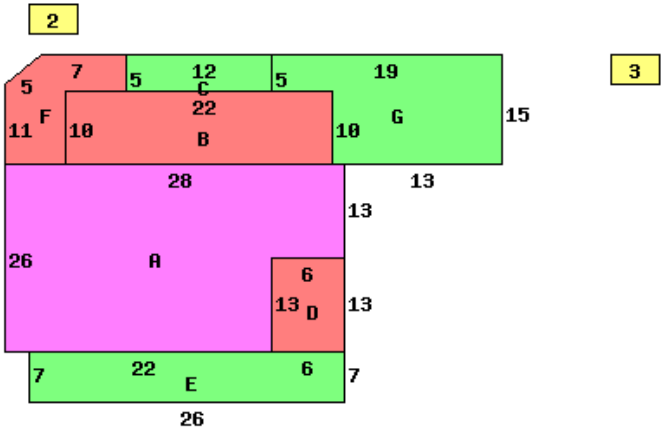
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		650		a	*MAIN
1	F/C	A		220		b	ADDTN
	EFP	P		60	2400	c	PORCH
1	F/C	A		78		d	ADDTN
	OP	P		182	5460	e	PORCH
1	F/C	A		94		f	ADDTN
	DK	P		235	3530	g	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
268	1	2025-06-25	PENDLETON JORDAN NICOLLE	1SD	172500	5170	105400
647	1	2021-12-01	LAROCHE LINKOLN & MELANIE	1SD	129900	3890	64630
493	1	2020-10-28	MARSH CHRISTINA	1WD	117500	3710	52290
239	1	2009-08-11	SEABERT RODNEY J & ERNA K	1QC *	0	5340	81110

Year	Land	Bldg	Total	Net Tax
2021	1360	22620	23980	1101.02
2020	1360	22620	23980	257.56

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



607 E COLUMBUS ST 43326

Occupancy 1 Single Family

Story Height 1H
Floor Level

			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1042	104880
	Part Upper	FRAME	650	32220
	Basement		325	6320
	Subtotal			143420
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Air Conditioning	3060
Unfinished Wall	X	Plumbing	1400
Floor/Carpet	X X	Extra Features	11390
Number of Rooms	1 4 3	Total Value	159270
Bedrooms	1 3		
		PUB PAVED ST/RD	
Central Heat	A	PUB SIDEWALK	
FORCED AIR			
Central A/C	A	Neighborhood:	
Plumbing		Code:	3630
Standard	1	Dwl/Gar/NC%	1.0500
Extra 2 Fixture	1		

	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		1692		C	1940GD	159270	.40		100340
2	Garage		22X26	572		C	OLD/AV	13730	.65		5050
3	Pool	*PP		0			2006AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	48.0000	48.00	90	77	140	108	5180	5180

Call Back: Sign: PSN Date: 2015-12-01 Lister: 36-570014.0000-v082020R