PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-570032.0000 RES
K135 2026

sale

2023 MEROLD CHARLES S & DE	1992-08-28	
2024 MEROLD CHARLES S & DE	1992-08-28	
2025 MEROLD CHARLES S & DE	1992-08-28	
2026 MEROLD CHARLES S & DEBR	1992-08-28 GARYS 12	
39 GRAPE ST	1WD	
	$36,500	
KENTON OH 43326		

2028 KIDD KEVIN D & SARAH HO	2026-05-21	
39 GRAPE ST	1SD	
KENTON OH 43326		

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

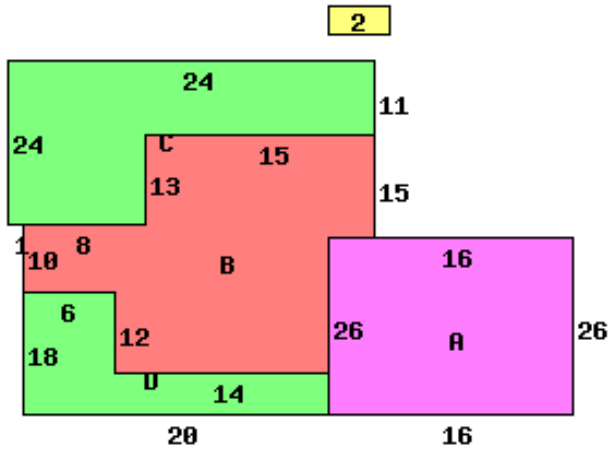
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	8400	8400	8400	8400		8400	9660	9660
Bldg100%	67490	67490	67490	67490		67490	93200	93190
Totl100%	75890t	75890t	75890t	75890t		75890t	102860t	102850t
Cauv100%								
Tax Value:								
Land 35%	2940	2940	2940	2940		2940	3380	3380
Bldg 35%	23620	23620	23620	23620		23620	32620	32620
Totl 35%	26560t	26560t	26560t	26560t		26560t	36000t	36000t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1092.06	1155.28	1147.68	1147.68	1147.68			
Sp-Asmnt	21.25	30.32	30.32	30.32				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		416		a	*MAIN
1 A	F/C	A		569		b	ADDTN
	DK	P		381	5720	c	PORCH
	OP	P		192	5760	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
168	1	2026-05-21	KIDD KEVIN D & SARAH HOWA	1SD		120000	8400	67490
164	1	2026-04-07	MEROLD DEBRA A	1CT	*	0	8400	67490
809	1	1992-08-28		1WD		36500	0	29910
519	0	1988-07-12			*	29000	0	29910
652	0	1987-07-31			*	33000	0	32710

Year	Land	Bldg	Total	Net Tax
2022	2210	24640	26850	1254.26
2021	2210	24640	26850	1258.82

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



39 GRAPE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	985	103410
	Part Upper	FRAME	416	22960
	Qtr Story	FRAME	569	2370
	Basement		208	4260
	Subtotal			133000
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall			X		
Unfinished Wall	X				
Floor/Pine			X	X	
Floor/Carpet			X	X	
Number of Rooms		1	5	2	
Bedrooms			1	2	
Central Heat				A	
GRAV AIR					
Central A/C				A	
Plumbing					
Standard		1			
Extra 3 Fixture		1			

Air Conditioning	2490
Plumbing	2100
Extra Features	11480
Total Value	149070
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		1401		C	OLD/FR	149070	.65		75650
2	Garage		30X24	720		C	2013AV	17280	.30		17540

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	60.00	150	100	161	161	9660	9660

Call Back: Sign: PSN Date: 2015-12-02 Lister: