PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-570041.0000 RES
K129 2026

sale

2023 WILSON BRENT R	2004-05-20	
2024 WILSON BRENT R	2004-05-20	
2025 WILSON BRENT R	2004-05-20	
2026 WILSON BRENT R	2004-05-20	GARYS PT 8
34 GRAPE ST	1WD	
	$0	
KENTON OH 43326		

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

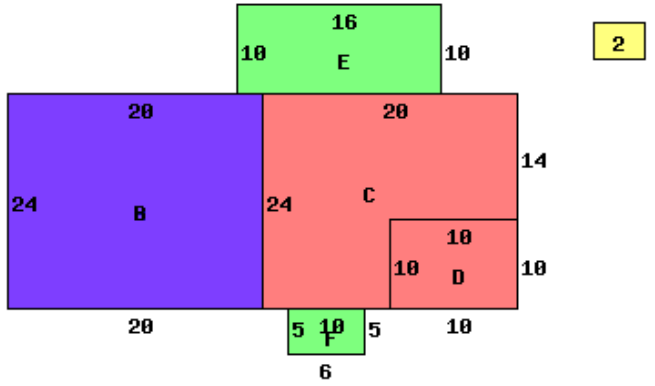
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7510	7510	7510	7510		7510	8570	8580
Bldg100%	73660	73660	73660	73660		73660	101910	101910
Totl100%	81170t	81170t	81170t	81170t		81170t	110490t	110490t
Cauv100%								
Tax Value:								
Land 35%	2630	2630	2630	2630		2630	3000	3000
Bldg 35%	25780	25780	25780	25780		25780	35670	35670
Totl 35%	28410t	28410t	28410t	28410t		28410t	38670t	38670t
Hmstd35%								
Owner Oc	25.14	25.12	25.04	25.04	25.04			
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	774.04	793.06	772.92	772.92	772.92			
Sp-Asmnt	21.22	30.76	30.76	30.76				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F	M		480		a	*MAIN
	BAS	G		480	1200	b	GRAGE
1	F/C	A		380		c	ADDTN
1 B	F	A		100		d	ADDTN
	PAT	P		160	480	e	PORCH
	STP	P		30	120	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
210	1	2004-05-20	WILSON BRENT R	1WD *	0	5570	54090

Year	Land	Bldg	Total	Net Tax
2022	1960	23780	25740	777.22
2021	1960	23780	25740	780.10

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



34 GRAPE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	960	100780
	Basement		100	2450
	Subtotal			103230
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D D	100 sq ft	Basement Finish 1460
Unfinished Wall	X		Garages and Carports 1200
Floor/Hardwood	X		Extra Features 600
Floor/Carpet	X X		Total Value 106490
Floor/Tile-Lino	L		
Number of Rooms	1 3 3		PUB PAVED ST/RD
Bedrooms	3		PUB SIDEWALK
Central Heat	A		Neighborhood:
FORCED AIR			Code: 3630
Plumbing			Dwl/Gar/NC% 1.4500
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F		1060		C+	1968AV	117140	.40		101910
2	Shed	*PP		0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	60.00	120	89	161	143	8580	8580

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

36-570041.0000-v082020R