PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-570042.0000 RES
K130 2026

sale

2023 CUTLER KRISTOPHER L &	2017-04-27	
2024 CUTLER KRISTOPHER L &	2017-04-27	
2025 ROBINSON LINDSAY M	2024-11-26	
2026 ROBINSON LINDSAY M	2024-11-26	GARYS 7 8 VAC ALLEY
26 GRAPE ST	1	
	$0	
KENTON OH 43326		

2027 ROBINSON LINDSAY M &	2025-01-23	
26 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%	9510	9510	9510	9510		9510	10860	10870
Bldg100%	117630	117630	117630	117630		117630	162460	162460
Totl100%	127140t	127140t	127140t	127140t		127140t	173310t	173330t
Cauv100%								
Tax Value:								
Land 35%	3330	3330	3330	3330		3330	3800	3800
Bldg 35%	41170	41170	41170	41170		41170	56860	56860
Totl 35%	44500t	44500t	44500t	44500t		44500t	60660t	60670t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1829.68	1935.64	1922.88	1922.88	1922.88			
Sp-Asmnt	21.79	34.59	34.59	34.59				

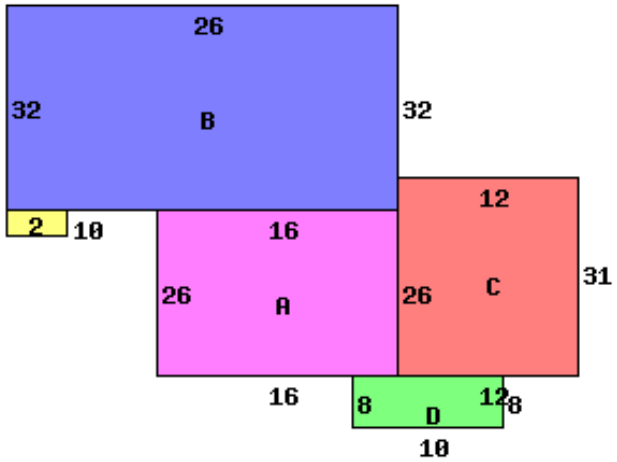
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		416		a	*MAIN
F	F	G		832	19970	b	GRAGE
1	F/C	A		372		c	ADDTN
	DK	P		80	1200	d	PORCH

#: 52 L/W
365700520000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
39	1	2025-01-23	ROBINSON LINDSAY M &	1SD	*	0	9510	117630
519	1	2024-11-26	ROBINSON LINDSAY M	1	*	0	9510	117630
182	1	2017-04-27	CUTLER KRISTOPHER L &	1SD		42000	9570	28690
505	1	2014-11-12	RATLIFF GENE	1WD	*	18500	9570	40970
352	1	2014-07-08	FEDERAL NATIONAL MORTGAGE	1WD	*	0	9570	43400
505	1	2006-08-18	PRINGLE KEGAN T	1WD		63500	7770	47770
504	1	2006-08-18	PHH MORTGAGE CORP	1QC		63500	7770	47770
370	1	2006-06-13	FEDERAL NATIONAL MORTGAG	1SH		49000	7770	47770
427	1	2004-07-16	MCKEE JAMES R	1WD		73000	7060	39860
163	1	2001-04-09	KING TIFFINY L	1WD		69500	7090	32910
142	1	2000-03-13	HATTERY CHRISTOPHER L &	1WD		64000	7090	16310
42	1	1999-01-29	WREN PEGGY A & BILLY L	1WD		32000	7460	20230
442	1	1998-08-04	VANBUSKIRK ERIC & TONYA	1SD		17000	7460	20230
192	1	1998-04-23	YOUNGS DAVID E LOVING TR	1AF	*	0	7460	20230
45	1	1992-01-16		1UN	*	0	0	26800
902	1	1988-11-02		1UN	*	0	0	26800

Year	Land	Bldg	Total	Net Tax
2022	2490	16150	18640	870.74
2021	2490	16150	18640	873.90

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



26 GRAPE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	788	96290
	Full Upper	FRAME	832	59060
	Part Upper	FRAME	416	22960
	Basement		416	8000
	Subtotal			186310
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall			X		
Unfinished Wall	X				
Floor/Hardwood			X		
Floor/Pine			X	X	
Number of Rooms		1	5	2	
Bedrooms			2		
Central Heat			A		
FORCED AIR					
Plumbing					
Standard		1			

Garages and Carports	19970
Extra Features	1200
Total Value	207480
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		2036		C-	OLD/GD	186730	.40		162460
2	P	*NV PAT	10X12	0			OLD/FR	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		76.00	120	89	161	143	10870	10870

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

36-570042.0000-v082020R