

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-570047.0000
K19

RES
2025

sale

Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

2022 MAGNUSON BENJAMIN A &	2019-10-16
2023 MAGNUSON BENJAMIN A &	2019-10-16
2024 MAGNUSON BENJAMIN A &	2019-10-16
2025 MAGNUSON BENJAMIN A & C	2019-10-16
450 E CARROL ST	1SD
KENTON OH 43326	\$124,000

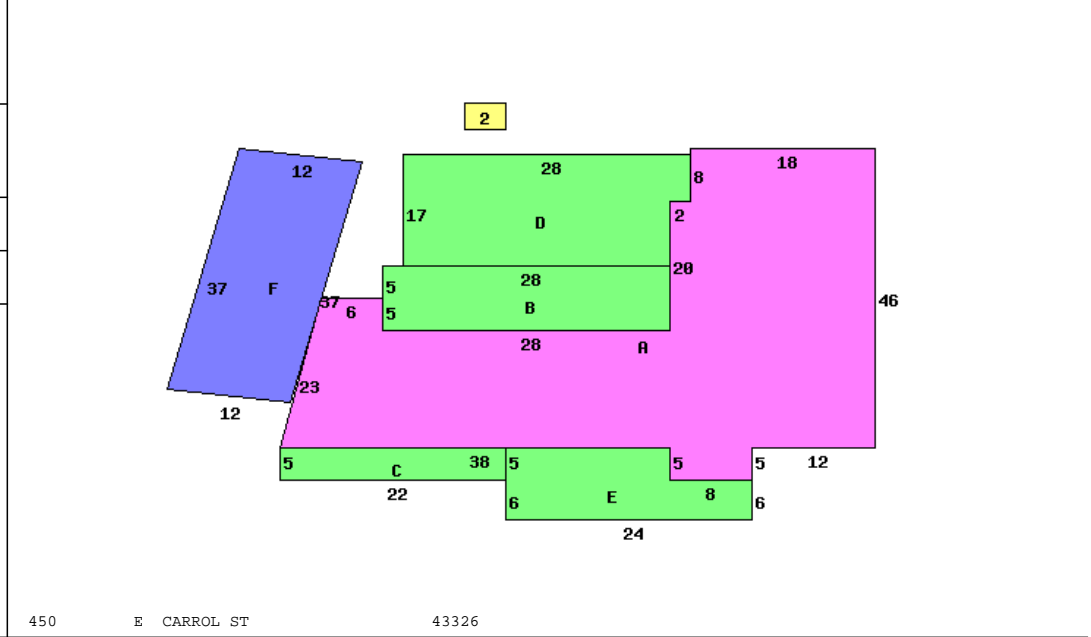
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	7600	10140	10140	10140	10150
Land100%	88460	127540	127540	127540	127540
Bldg100%	96060t	137690t	137690t	137690t	137690t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	2660	3550	3550	3550	3550
Bldg 35%	30960	44640	44640	44640	44640
Totl 35%	33620t	48190t	48190t	48190t	48190t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1570.50	1981.40	2096.14	2082.32	
Sp-Asmnt	21.64	21.64	35.51	35.51	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	CB	M		1632			
	EFP	P		280	11200	b	PORCH
	STP	P		110	440	c	PORCH
	OPF	P		456	13680	d	PORCH
	OPF	P		224	6720	e	PORCH
	CB1	G		458	10990	f	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
467	1	2019-10-16	MAGNUSON BENJAMIN A & CAR	1SD	124000	7230	74200
385	1	2019-10-16	NICHOLS BOBBY JOE	1AF *	0	7230	74200
288	1	2008-08-14	NICHOLS BOBBY JOE	1WD	0	9060	61910
562	1	2007-10-12	NICHOLS BILLY E & AUDREY	1SD	74000	9060	61910
884	1	1989-10-12		1WD	36000	0	35000

Year	Land	Bldg	Total	Net Tax
2021	2660	31440	34100	1598.74
2020	2660	31440	34100	1388.64

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



Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	FRAME 1632 125210
	Subtotal	125210
Metal	Roof	HIP
	B 1 2 U A	
Plaster/Drywall	D	Fireplaces 2000
Floor/Tile-Lino	T	Air Conditioning 2910
Number of Rooms	6	Plumbing 2100
Bedrooms	3	Garages and Carports 10990
		Extra Features 32040
Fireplace		Total Value 175250
Openings	1	
Stacks	1	PUB PAVED ST/RD
Central Heat	A	PUB SIDEWALK
HOT WATER		
Central A/C	A	Neighborhood:
Plumbing		Code: 3630
Standard	1	Dwl/Gar/NC% 1.0500
Extra 3 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 CB	23X30	1632	C+	1948GD	.40		121450
2 Garage	CB 0	690		C	1948AV	.65		6090
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value	
	79.0000	71.00	155	102	140	143	10150	10150

Call Back:	Sign: PSN Date: 2015-12-01	Lister:	36-570047.0000-v082020R
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