PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-570050.0000 RES
K12 2026

sale

2023 ROGERS EDWARD &	2003-09-10	
2024 ROGERS EDWARD &	2003-09-10	
2025 ROGERS EDWARD &	2003-09-10	
2026 ROGERS EDWARD &	2003-09-10	MUNSONS W PT 5
611 & & 611 1/2 E COLUMBUS ST	1WD	
	$75,000	
KENTON OH 43326		

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

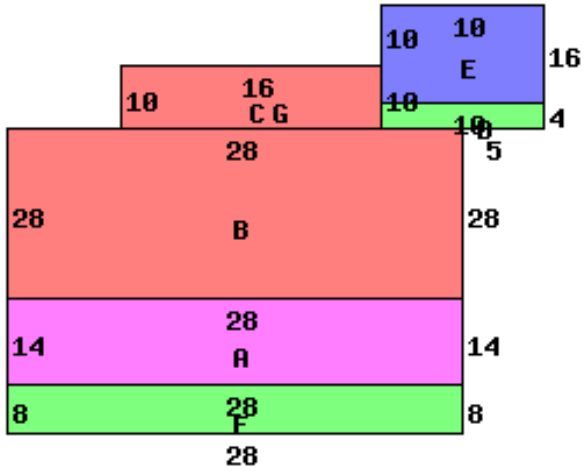
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	520	520	520	520	0	520	520	520
Acres								
Land100%	4860	4860	4860	4860		4860	5540	5550
Bldg100%	115110	115110	115110	115110		115110	159060	159070
Totl100%	119970t	119970t	119970t	119970t		119970t	164600t	164620t
Cauv100%								
Tax Value:								
Land 35%	1700	1700	1700	1700		1700	1940	1940
Bldg 35%	40290	40290	40290	40290		40290	55670	55670
Totl 35%	41990t	41990t	41990t	41990t		41990t	57610t	57620t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1726.48	1826.46	1814.42	1814.42	1814.42			
Sp-Asmnt	39.46	52.03	52.03	52.03				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		392		a	*MAIN
2 B	F	A		784		b	ADDTN
2	F	A		160		c	ADDTN
	OP	P		40	1200	d	PORCH
	F	G		160	3840	e	GRAGE
	OMP	P		224	7840	f	PORCH
	BAS	G		160	1200	g	GRAGE

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
531	1	2003-09-10	ROGERS EDWARD &	1WD		75000	3940	77690
172	2	2003-04-10	WOLF REXFORD E ETAL	2AF	*	0	3940	77690
208	1	1999-05-12	LUNDY CATHARINE L LIFE	1CT	*	0	4770	47400

Year	Land	Bldg	Total	Net Tax
2022	1270	29830	31100	1452.80
2021	1270	29830	31100	1458.06

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



611 & 611 1/2 E COLUMBUS S 43326

Occupancy 2 Duplex

Story Height 2

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Floor Level	Main	FRAME	1336	107080
	Full Upper	FRAME	944	62060
	Part Upper	FRAME	392	22180
	Basement		1336	24730
	Subtotal			216050
Metal	Roof	GABLE		

	B	1	2	U	A			
Plaster/Drywall		P	P			1 /	Extra Living Units	3500
Unfinished Wall	X						Fireplaces	2000
Floor/Hardwood		X	X				Air Conditioning	4660
Floor/Tile-Lino		L					Plumbing	3500
Number of Rooms	1	6	6				Garages and Carports	5040
Bedrooms		2	2				Extra Features	9040
							Total Value	243790
Fireplace								
Openings	1						PUB PAVED ST/RD	
Stacks	1						PUB SIDEWALK	
Central Heat		A						
FORCED AIR							Neighborhood:	
Central A/C		A					Code:	3630
Plumbing							Dwl/Gar/NC%	1.4500
Standard	2							

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		2672		C	1923AV	243790	.55		159070

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	50.0000	50.00	70	69	161	111	5550	5550

Call Back: Sign: PSN Date: 2015-12-01 Lister: