PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-580004.0000 RES
O26 2025

sale

2022 SAMS TINA M	2017-01-19
2023 SAMS TINA M	2017-01-19
2024 SAMS TINA M	2017-01-19
2025 SAMS TINA M	2017-01-19 HEISELS 4
427 E COLUMBUS	1QC
	$0
KENTON OH 43326	

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

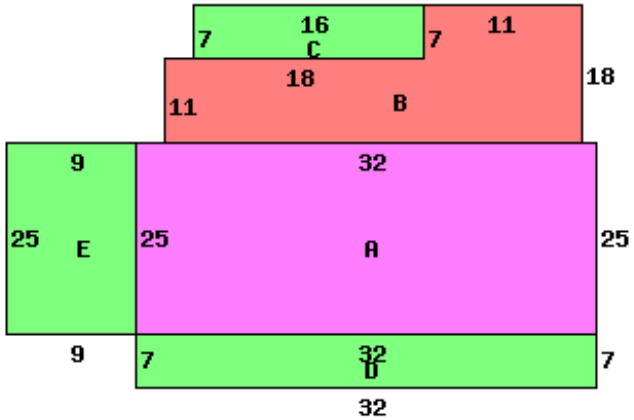
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	7170	9570	9570	9570	9570	10990
Bldg100%	72370	89110	89110	89110	89110	123050
Totl100%	79540t	98690t	98690t	98690t	98690t	134040t
Cauv100%						
Tax Value:						
Land 35%	2510	3350	3350	3350	3350	3850
Bldg 35%	25330	31190	31190	31190	31190	43070
Totl 35%	27840t	34540t	34540t	34540t	34540t	46910t
Hmstd35%						
Owner Oc				30.44	30.44	
Hmstd RB						
Net Tax	1300.50	1420.18	1502.40	1462.04	1462.04	
Sp-Asmnt	21.31	21.31	32.25	32.25		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		800		a	*MAIN
1	F/C	A		396		b	ADDTN
	EFP	P		112	4480	c	PORCH
	OFP	P		224	6720	d	PORCH
	CVP	P		225	5180	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
21	1	2017-01-19	SAMS TINA M	1QC *	0	9690	55060
663	1	2000-11-13	SAMS MICHAEL C	1FD	60000	9090	45630

Year	Land	Bldg	Total	Net Tax
2021	2510	25330	27840	1305.24
2020	2510	25330	27840	1133.70

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



427 E COLUMBUS ST 43326

Occupancy 1 Single Family

Story Height 2

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1196	105950
	Full Upper	FRAME	800	58540
	Basement		400	7720
	Subtotal			172210
Metal	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X X	Extra Features	16380
Unfinished Wall	X	Total Value	188590
Floor/Pine	X X		
Floor/Carpet	X X	PUB PAVED ST/RD	
Number of Rooms	1 5 3	PUB SIDEWALK	
Bedrooms	1 4		
		Neighborhood:	
Central Heat	A	Code:	3630
FORCED AIR		Dwl/Gar/NC%	1.4500
Plumbing			
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	2 B F		1996		C	OLD/AV	188590	.55		123050

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	65.0000	65.00	165	105	161	169	10990	10990

Call Back: Sign: PSN Date: 2014-11-21 Lister: 36-580004.0000-v082020R