PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-590027.0000 RES
Z125 2026

sale

2023 CASPER RITA K TRUSTEE	2010-03-17	
2024 CASPER RITA K TRUSTEE	2010-03-17	
2025 CASPER RITA K TRUSTEE	2010-03-17	
2026 CASPER RITA K TRUSTEE	2010-03-17	BLOOMS PT 5
405 & 405 12 E CARROL ST	5QC	
	$0	
KENTON OH 43326		

2028 CANNODE GEORGE & STEPHA	2026-04-01	
405 & & 405 1/2 E CARROL S T	1SD	
KENTON OH 43326		

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

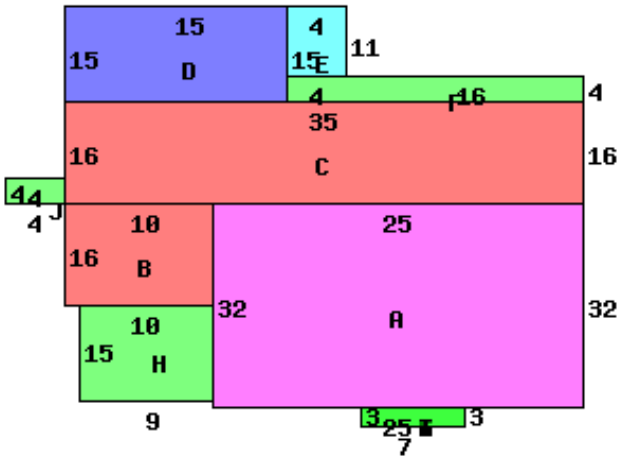
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	530	530	530	530	0	530	530	530
Acres								
Land100%	6060	6060	6060	6060		6060	7000	7000
Bldg100%	93740	93740	93740	93740		93740	129430	129440
Totl100%	99800t	99800t	99800t	99800t		99800t	136430t	136440t
Cauv100%								
Tax Value:								
Land 35%	2120	2120	2120	2120		2120	2450	2450
Bldg 35%	32810	32810	32810	32810		32810	45300	45300
Totl 35%	34930t	34930t	34930t	34930t		34930t	47750t	47750t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1436.20	1519.36	1509.34	1509.34	1509.34			
Sp-Asmnt	57.18	68.34	68.34	68.34				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		800		a	*MAIN
1H	F/C	A		160		b	ADDTN
1	F/C	A		560		c	ADDTN
	CAR1	G		225	1800	d	GRAGE
04	F	O		44	530	e	OTHER
	OBW	P		80	2400	f	PORCH
	STP	P		21	80	g	PORCH
	OFP	P		135	4050	h	PORCH
	RFX	P		21	210	i	PORCH
	STP	P		16	60	j	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
104	1	2026-04-01	CANNODE GEORGE & STEPHANI	1SD		165000	6060	93740
94	5	2010-03-17	CASPER RITA K TRUSTEE	5QC	*	0	5800	56230
1030	1	1989-12-05		1UN	*	0	0	29510
961	1	1989-11-13		1UN	*	0	0	29510

Year	Land	Bldg	Total	Net Tax
2022	1600	23860	25460	1189.32
2021	1600	23860	25460	1193.64

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



405 & 405 1/2 E CARROL ST 43326

Occupancy 3 Tri-plex

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1520	120050
	Full Upper	FRAME	800	58540
	Part Upper	FRAME	160	10470
	Qtr Story	FRAME	160	820
	Basement		200	4210
	Subtotal			194090
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	2 /	Extra Living Units	7000
Panelled Wall		X	160 sq ft	Attic Finish	3190
Unfinished Wall	X			Plumbing	7000
Floor/Pine	X	X X		Garages and Carports	1800
Floor/Carpet	X	X		Extra Features	7330
Number of Rooms	1	3 3 1		Total Value	220410
Bedrooms		3			
				PUB SIDEWALK	
Central Heat	A				
FORCED AIR				Neighborhood:	
Plumbing				Code:	3630
Standard	3			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	2 B F		2640		C	OLD/AV	220410	.55	.10	129440

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	66.0000	66.00	65	66	161	106	7000	7000

Call Back: Sign: PSN Date: 2015-04-29 Lister:

36-590027.0000-v082020R