PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-590043.0000 RES
Z84 2025

sale

2022 ROOF TOBY S & JULIE B	2020-04-08	
2023 ROOF TOBY S & JULIE B	2020-04-08	
2024 ROOF TOBY S & JULIE B	2020-04-08	
2025 ROOF TOBY S & JULIE B S	2020-04-08	GERLACHS E PT 4
324 E NORTH ST	1SD	
	$0	
KENTON OH 43326		

2026 4D VENTURES LLC	2025-11-12	
324 E NORTH ST	1WD	
KENTON OH 43326		

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

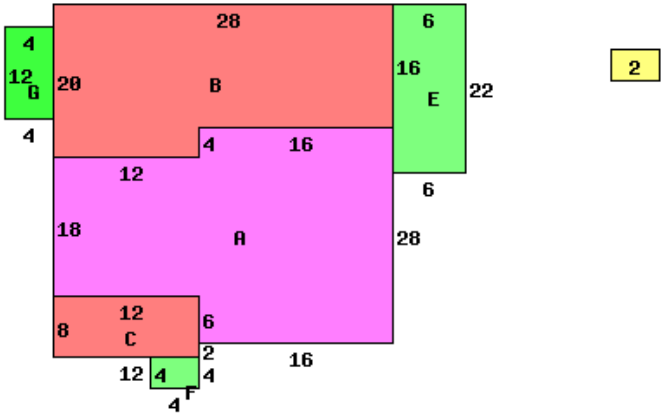
	2022	2023	2024	2025	CAMA
Tax Year					
Prop Cls	510	510	510	510	510
Acres					
Land100%	3890	5140	5140	5140	5150
Bldg100%	67740	91000	91000	91000	91010
Totl100%	71630t	96140t	96140t	96140t	96160t
Cauv100%					
Tax Value:					
Land 35%	1360	1800	1800	1800	1800
Bldg 35%	23710	31850	31850	31850	31850
Totl 35%	25070t	33650t	33650t	33650t	33660t
Hmstd35%					
Owner Oc	24.32	29.78	29.74	29.66	
Hmstd RB					
Net Tax	1146.80	1353.80	1433.94	1424.36	
Sp-Asmnt	21.20	21.20	32.04	32.04	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		664		a	*MAIN
1 B	F	A		496		b	ADDTN
1	F/C	A		96		c	ADDTN
	STP	P		48	190	d	PORCH
	PAT	P		132	400	e	PORCH
	STP	P		16	60	f	PORCH
	CAN	P		48	380	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
507	1	2025-11-12	4D VENTURES LLC	1WD		62000	5140	91000
429	1	2025-09-24	SWEPSTON JULIE B	1AF	*	0	5140	91000
150	1	2020-04-08	ROOF TOBY S & JULIE B SWE	1SD	*	0	3710	55660
286	1	2013-06-25	SWEPSTON JULIE B	1QC	*	0	5290	45540
458	1	2009-10-16	SWEPSTON JULIE B &	1WD	*	45000	5310	50570
35	1	2007-01-23	GOULD MICHAEL P	1CT	*	0	5370	46890
312	1	1989-04-21		1WD		30000	0	28710

Year	Land	Bldg	Total	Net Tax
2021	1360	23710	25070	1151.04
2020	1360	23710	25070	1020.90

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



324 E NORTH ST 43326

Occupancy 1 Single Family

Story Height 1H

			*DWELLING COMPUTATIONS Sq-Ft	Value
Floor Level	Main	FRAME	1256	103830
	Part Upper	FRAME	664	31780
	Basement		372	7180
	Subtotal			142790
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	Extra Features	1030
Panelled Wall	X	Total Value	143820
Unfinished Wall	X		
Floor/Carpet	X X	PUB SIDEWALK	
Number of Rooms	1 5 3		
Bedrooms	3	Neighborhood:	
		Code:	3630
Central Heat	A	Dwl/Gar/NC%	1.0500
GRAV AIR			
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	1H F/C		1920		C	OLD/GD	143820	.40		90610
2	Garage	*SV 0	14X22	308			OLD/	400			400

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	66.0000	66.00	48	56	140	78	5150	5150

Call Back: Sign: PSN Date: 2015-04-29 Lister: 36-590043.0000-v082020R