PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-610003.0000 RES
W20 2025

sale

2022 B & R APARTMENTS LTD	2002-02-19	
2023 B & R APARTMENTS LTD	2002-02-19	
2024 AUGUR RENTALS LLC	2023-05-01	
2025 AUGUR RENTALS LLC	2023-05-01 E JENNINGS & PT VAC ALLEY	
416 N MAIN ST	1WD 3 SEE PCL	
	$45,000 36-610003.01 REST OF S/A	
KENTON OH 43326		

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

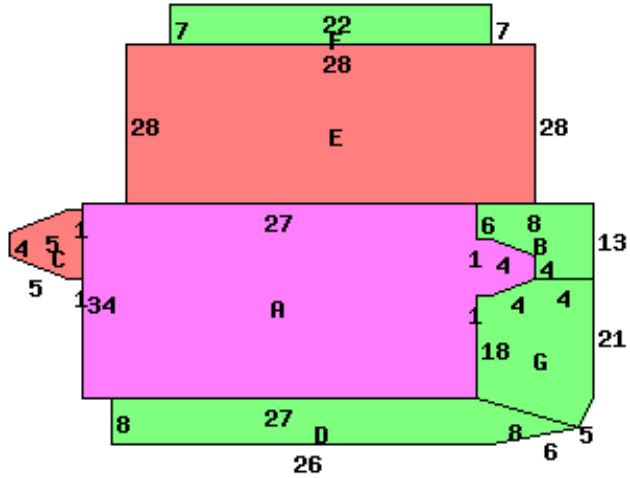
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	530	530	530	530	530
Acres					
Land100%	5910	7910	7910	7910	7920
Bldg100%	92890	104290	104290	104290	104280
Totl100%	98800t	112200t	112200t	112200t	112200t
Cauv100%					
Tax Value:					
Land 35%	2070	2770	2770	2770	2770
Bldg 35%	32510	36500	36500	36500	36500
Totl 35%	34580t	39270t	39270t	39270t	39270t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1615.36	1614.64	1708.16	1696.88	
Sp-Asmnt	57.00	61.00	57.00	60.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BA	F	M		949		a	*MAIN
	STP	P		81	320	b	PORCH
1 B	F	A		44		c	ADDTN
	OFP	P		230	6900	d	PORCH
2 B	F	A		784		e	ADDTN
	EFP	P		154	6160	f	PORCH
	EFP	P		181	7240	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
154	1	2023-05-01	AUGUR RENTALS LLC	1WD	45000	5910	92890
77	2	2002-02-19	B & R APARTMENTS LTD	2WD	127500	8140	61400
830	0	1986-10-07		*	82500	0	59600

Year	Land	Bldg	Total	Net Tax
2021	2070	32510	34580	1621.22
2020	2070	32510	34580	1408.18

project			ben acres	/ %	factor
921	BLANCHARD RIVER MAINT	XA/2023			
500	HARDIN COUNTY LANDFILL	XA/2025			
131	BLANCHARD RIVER MAINT	XA/2025			
235	KELLOGG #983 - BLANCHARD	XA/2025			



416 N MAIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1777	129700
	Full Upper	FRAME	1733	76880
	Qtr Story	FRAME	768	3060
	Basement		768	14370
	Subtotal			224010
Shingle	Roof	HIP		

	B	1	2	U	A			
Plaster/Drywall		X	X			2 /	Extra Living Units	7000
Unfinished Wall	X			X			Plumbing	7000
Floor/Hardwood		X	X				Extra Features	20620
Floor/Carpet		X	X				Total Value	258630
Number of Rooms	2	4	4	1				
Bedrooms		2	2				PUB SIDEWALK	
							Topo: HIGH	
Central Heat		A						
ELECTRIC							Neighborhood:	
Plumbing							Code:	3720
Standard	3						Dwl/Gar/NC%	.9600

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 BAF		3510		B-	OLD/FR	310360	.65		104280

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	60.00	132	94	140	132	7920	7920

Call Back: Sign: PSN Date: 2015-04-07 Lister:

36-610003.0000-v082020R