PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-610004.0000 RES
W19 2026

sale

2023 BENTON INVESTMENTS LL	2022-12-16	
2024 BENTON INVESTMENTS LL	2022-12-16	
2025 BENTON INVESTMENTS LL	2022-12-16	
2026 BENTON INVESTMENTS LLC	2022-12-16	E JENNINGS & PT VAC ALLEY
424 426 & 428 N MAIN ST	1WD	4 SEE PARCEL
	$46,500	36-610004.01 FOR REST S/A
KENTON OH 43326		

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

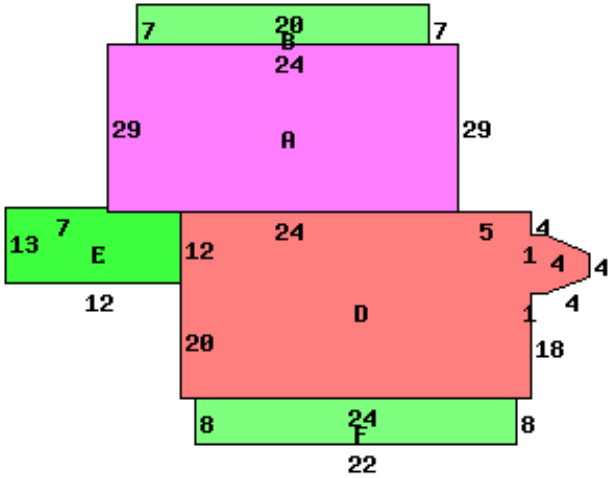
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	520	520	520	520	0	520	520	520
Acres								
Land100%	7910	7910	7910	7910		7910	7910	7920
Bldg100%	65200	65200	65200	65200		65200	88290	88280
Totl100%	73110t	73110t	73110t	73110t		73110t	96200t	96200t
Cauv100%								
Tax Value:								
Land 35%	2770	2770	2770	2770		2770	2770	2770
Bldg 35%	22820	22820	22820	22820		22820	30900	30900
Totl 35%	25590t	25590t	25590t	25590t		25590t	33670t	33670t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1052.18	1113.08	1105.76	1105.76	1105.76			
Sp-Asmnt	43.00	39.00	42.00	42.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BQ	F	M		696		a	*MAIN
	OFP	P		140	4200	b	PORCH
	OFP	P		151	4530	c	PORCH
2 B	F	A		799		d	ADDTN
	EFP2	P		151	6040	e	PORCH
	OFP	P		176	5280	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
654	1	2022-12-16	BENTON INVESTMENTS LLC	1WD	46500	5910	63170
77	2	2002-02-19	B & R APARTMENTS LTD	2WD	127500	8770	53600
830	0	1986-10-07		*	82500	0	42510

Year	Land	Bldg	Total	Net Tax
2022	2070	22110	24180	1129.54
2021	2070	22110	24180	1133.64

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



424 426 & 428 N MAIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2Q				
Floor Level	Main	FRAME	1495	117670
	Full Upper	FRAME	799	58460
	Qtr Story	FRAME	696	2990
	Basement		1504	27820
	Subtotal			206940
Shingle	Roof	HIP		

	B	1	2	U	A			
Plaster/Drywall		X	X		X	1 /	Extra Living Units	3500
Unfinished Wall	X					696 sq ft	Attic Finish	11540
Floor/Hardwood		X	X		X		Plumbing	4900
Number of Rooms	1	5	3		2		Extra Features	20050
Bedrooms		2	1				Total Value	246930
Central Heat		A					PUB SIDEWALK	
FORCED AIR								
Plumbing							Neighborhood:	
Standard	2						Code:	3720
Extra 2 Fixture	1						Dwl/Gar/NC%	1.3000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 BQF		2990		C+	OLD/PR	271620	.75		88280

	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: 2017-05-05 Lister:

36-610004.0000-v082020R