PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-610061.0000 RES
W72 2026

sale

2023	HOTTMAN BRANDON & JUL	2020-12-03
2024	HOTTMAN BRANDON GP	2023-06-16
2025	HALE JADE R & MICHAEL	2024-03-25
2026	HALE JADE R & MICHAEL	2024-03-25 E JENNINGS 52
	431 N CHERRY ST	1SD
		$143,500
	KENTON OH 43326	

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

	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	8170	8170	8170	8170		8170	9370	9360
Bldg100%	96800	96800	96800	96800		96800	133660	133660
Totl100%	104970t	104970t	104970t	104970t		104970t	143030t	143020t
Cauv100%								
Tax Value:								
Land 35%	2860	2860	2860	2860		2860	3280	3280
Bldg 35%	33880	33880	33880	33880		33880	46780	46780
Totl 35%	36740t	36740t	36740t	36740t		36740t	50060t	50060t
Hmstd35%				36740		36740	36740	
Owner Oc	32.52		32.38	32.38	32.38	hmstd 2860 l	33880 b	
Hmstd RB								
Net Tax	1478.10	1598.08	1555.18	1555.18	1555.18			
Sp-Asmnt	32.00	24.00	27.00	27.00				

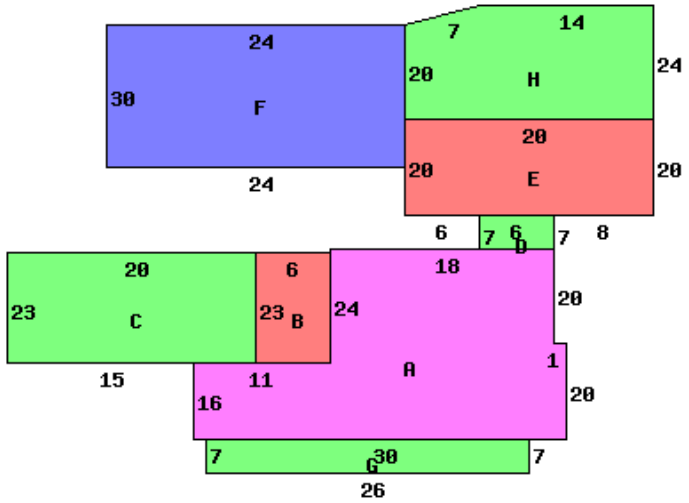
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		916		a	*MAIN
1	F/C	A		138		b	ADDTN
	DK	P		460	6900	c	PORCH
	EFP	P		42	1680	d	PORCH
1	F/C	A		400		e	ADDTN
	F2	G		720	17280	f	GRAGE
	OFP	P		182	5460	g	PORCH
	PAT	P		468	1400	h	PORCH

#: 150, L/W
366101500000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
111	1	2024-03-25	HALE JADE R & MICHAEL	1SD		143500	8170	96800
236	1	2023-06-16	HOTTMAN BRANDON GP	1QC		133500	6110	86000
569	1	2020-12-03	HOTTMAN BRANDON & JULIE C	1SD		135900	6110	86000
344	1	2016-08-16	WORMLEY ASHLEY	1WD	*	48001	8260	77860
94	1	2016-03-24	WELLS FARGO BANK NA	1SD	*	38000	8260	77860
74	1	2014-03-12	MINIX STEPHANIE	1WD	*	78500	8260	82460
54	1	2012-02-13	JONES CHARLOTTE S	1WD		17000	8260	82460
501	1	2011-11-09	PNC BANK NA	1SH	*	22000	8260	82460
858	0	1985-12-03			*	46500	0	30910

Year	Land	Bldg	Total	Net Tax
2022	2140	30100	32240	1474.76
2021	2140	30100	32240	1511.52

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			



431 N CHERRY ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1454	114440
	Part Upper	FRAME	916	37090
	Basement		684	12960
	Subtotal			164490
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X X	Air Conditioning	4140
Unfinished Wall	X		Plumbing	3500
Floor/Hardwood		X	Garages and Carports	17280
Floor/Pine		X X	Extra Features	15440
Floor/Carpet		X	Total Value	204850
Number of Rooms	1	3 3		
Bedrooms		3	PUB SIDEWALK	
Central Heat		A	Neighborhood:	
FORCED AIR			Code:	3630
Central A/C		A	Dwl/Gar/NC%	1.4500
Plumbing				
Standard	1			
Extra 3 Fixture	1			
Extra 2 Fixture	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		2370		C	OLD/AV	204850	.55		133660

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	62.0000	62.00	132	94	161	151	9360	9360

Call Back: Sign: PSN Date: 2015-04-08 Lister: