

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-610070.0000
W102

RES
2025

sale

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

2022	KNAPP JESSE W & HEATH	2010-04-23
2023	KNAPP JESSE W & HEATH	2010-04-23
2024	KNAPP JESSE W & HEATH	2010-04-23
2025	KNAPP JESSE W & HEATHER	2010-04-23
	416 N CHERRY ST	2010-04-23 E JENNINGS N 1/2 59
	KENTON OH 43326	1SD SEE PCL 36-610070.0001
		\$24,100 REST OF SPECIAL ASSESSMEN

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	2970	3970	3970	3970	3970	3960
Bldg100%	61660	87060	87060	87060	87060	87050
Totl100%	64630t	91030t	91030t	91030t	91030t	91010t
Cauv100%						

2027	C&M HOMES OHIO LLC	2026-03-10
	416 N CHERRY ST	1WD
	KENTON OH 43326	

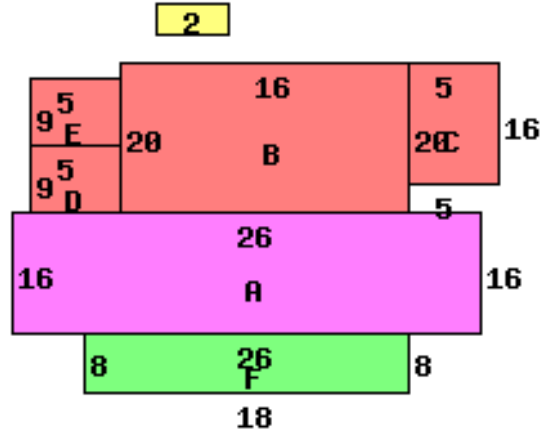
Tax Value:						
Land 35%	1040	1390	1390	1390	1390	1390
Bldg 35%	21580	30470	30470	30470	30470	30470
Totl 35%	22620t	31860t	31860t	31860t	31860t	31850t
Hmstd35%						
Owner Oc	21.94	28.20	28.16	28.08	28.08	
Hmstd RB						
Net Tax	1034.70	1281.76	1357.68	1348.62	1348.62	
Sp-Asmnt	21.00	25.00	21.00	24.00		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		416		b	ADDTN
1 BA	F	A		320		c	ADDTN
1	F/C	A		80		d	ADDTN
1	F/C	A		45		e	ADDTN
1	OFF	P		144	4320	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
71	1	2026-03-10	C&M HOMES OHIO LLC	1WD	97000	3970	87060
177	1	2010-04-23	KNAPP JESSE W & HEATHER M	1SD *	24100	4060	62310
717	1	2005-10-25	MUNDY WILLIAM	1WD	82000	3510	48800
405	1	2005-06-24	WEAVER PHILLIP	1WD	40000	3510	48800
188	1	2005-03-30	WELLS FARGO BANK MINNESO	1DD	29000	3510	48800
508	1	2003-11-03	MOORE CECIL R JR	1QC *	0	3510	48800
48	1	2003-01-28	MOORE CECIL R JR ETAL	1AF *	0	3510	48800
8	1	2001-01-04	MOORE CECIL R JR	1DD *	0	3490	40340
296	1	1994-04-18	MOORE FRANCINE DENISE &	1SD *	0	0	21000
641	1	1993-07-21	MOORE FRANCINE DENISE	1WD *	0	0	18110

Year	Land	Bldg	Total	Net Tax
2021	1040	21580	22620	1038.56
2020	1040	21580	22620	899.04

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



416 N CHERRY ST 43326

Occupancy		1 Single Family		*DWELLING COMPUTATIONS	
		Sq-Ft	Value		
Story Height	1H				
Floor Level	Main	FRAME	906	99230	
	Part Upper	FRAME	416	22960	
	Qtr Story	FRAME	320	1470	
	Basement		424	8150	
	Subtotal			131810	
Shingle	Roof	GABLE			
	B 1 2 U A				
Plaster/Drywall	D D			Extra Features	4320
Unfinished Wall	X	X		Total Value	136130
Floor/Hardwood	X X				
Floor/Carpet	X			PUB SIDEWALK	
Floor/Tile-Lino	L				
Number of Rooms	1 5 2	1		Neighborhood:	
Bedrooms	2			Code:	3630
				Dwl/Gar/NC%	1.0500
Central Heat	A				
FORCED AIR					
Plumbing					
Standard	1				

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
1 DWELLING	1HB F		1322	Rate	C	OLD/GD		136130	.40		85760
2 Garage		16X16	256		D	OLD/PR		4920	.75		1290
		acres/	effective	depth	actual	effective	extended				
front lot		frontage	frontage	depth	factor	rate	value				
		30.0000	30.00	132	94	140	3960				3960

Call Back:

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

36-610070.0000-v082020R