PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-610070.0000 RES
W102 2026

sale

2023 KNAPP JESSE W & HEATH	2010-04-23	
2024 KNAPP JESSE W & HEATH	2010-04-23	
2025 KNAPP JESSE W & HEATH	2010-04-23	
2026 KNAPP JESSE W & HEATHER	2010-04-23	E JENNINGS N 1/2 59
416 N CHERRY ST	1SD	SEE PCL 36-610070.0001
	$24,100	REST OF SPECIAL ASSESSMEN
KENTON OH 43326		

2028 C&M HOMES OHIO LLC	2026-03-10	
416 N CHERRY ST	1WD	
KENTON OH 43326		

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

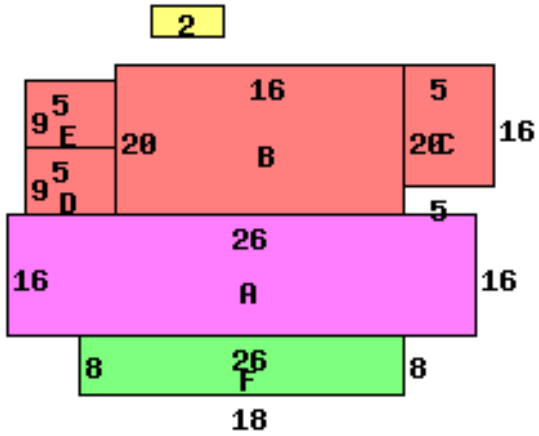
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3970	3970	3970	3970		3970	4540	4530
Bldg100%	87060	87060	87060	87060		87060	120200	120210
Totl100%	91030t	91030t	91030t	91030t		91030t	124740t	124740t
Cauv100%								
Tax Value:								
Land 35%	1390	1390	1390	1390		1390	1590	1590
Bldg 35%	30470	30470	30470	30470		30470	42070	42070
Totl 35%	31860t	31860t	31860t	31860t		31860t	43660t	43660t
Hmstd35%								
Owner Oc	28.20	28.16	28.08	28.08	28.08			
Hmstd RB								
Net Tax	1281.76	1357.68	1348.62	1348.62	1348.62			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		416		a	*MAIN
1 BA	F	A		320		b	ADDTN
1	F/C	A		80		c	ADDTN
1	F/C	A		45		d	ADDTN
1	F/C	A		45		e	ADDTN
	OFP	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
2022	1040	21580	22620	1034.70
2021	1040	21580	22620	1038.56

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%	1.4500
Central Heat	A		
FORCED 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	1HB F		1322		C	OLD/GD	136130	.40		118430
2	Garage		16X16	256		D	OLD/PR	4920	.75		1780

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	30.0000	30.00	132	94	161	151	4530	4530

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

36-610070.0000-v082020R