PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-610087.0000 RES
W89 2026

sale

2023	HOLCOMB KARRI & AARON	2020-11-04
2024	HOLCOMB KARRI & AARON	2020-11-04
2025	HOLCOMB KARRI & AARON	2020-11-04
2026	HOLCOMB KARRI & AARON K	2020-11-04 E JENNINGS PT VAC ALY 72
	618 N CHARRY ST	1SD
		$177,000
	KENTON OH 43326	

2027	WICKER KAYLA	2025-05-14
	618 N CHERRY ST	1WD
	KENTON OH 43326	

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

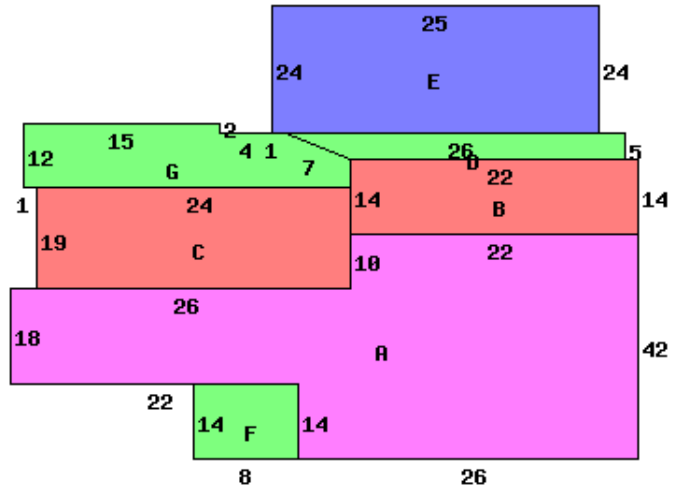
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6910	6910	6910	6910		6910	7910	7920
Bldg100%	143000	143000	143000	143000		143000	197890	197890
Totl100%	149910t	149910t	149910t	149910t		149910t	205800t	205810t
Cauv100%								
Tax Value:								
Land 35%	2420	2420	2420	2420		2420	2770	2770
Bldg 35%	50050	50050	50050	50050		50050	69260	69260
Totl 35%	52470t	52470t	52470t	52470t		52470t	72030t	72030t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2157.38	2282.32	2267.26	2267.26	2267.26			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1448		a	*MAIN
1 A	F/C	A		308		b	ADDTN
1 A	F/C	A		456		c	ADDTN
	EBW	P		118	4720	d	PORCH
	F2	G		600	14400	e	GRAGE
	OFP	P		112	3360	f	PORCH
	PAT	P		268	800	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
192	1	2025-05-14	WICKER KAYLA	1WD		248500	6910	143000
513	1	2020-11-04	HOLCOMB KARRI & AARON KIN	1SD		177000	5770	96340
328	1	2012-07-27	COLE LAWRENCE D & MICHELL	1SD		105000	7970	60170
235	4	2010-06-29	MARTINO DAWN M TRUSTEE	4QC	*	0	9600	74200
454	1	2005-07-13	HEILMAN DORLENE M	1WD		128500	8230	61310
534	1	2002-09-30	NELSON GARY A	1WD		90000	8200	51170
582	1	1993-06-30	DAMBACH LIVING TRUST RIC	1WD	*	0	0	71400

Year	Land	Bldg	Total	Net Tax
2022	2120	41550	43670	2039.98
2021	2120	41550	43670	2047.40

	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			



618 N CHERRY ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2212	148090
	Qtr Story	FRAME	764	3050
	Subtotal			151140
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X		Fireplaces		2000
Unfinished Wall		X	Air Conditioning		3870
Floor/Carpet	X		Plumbing		2100
Number of Rooms	7	1	Garages and Carports		14400
Bedrooms	3		Extra Features		8880
			Total Value		182390
Fireplace					
Openings	1		PUB ALLEY		
Stacks	1				
Central Heat	X		Neighborhood:		
FORCED AIR			Code:		3620
Central A/C	A		Dwl/Gar/NC%		1.5500
Plumbing					
Standard	1				
Extra 3 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	1 F/C		2212		C	OLD/VG	182390	.30		197890

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	60.00	140	96	138	132	7920	7920

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

36-610087.0000-v082020R