PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-610104.0000 RES
W108 2026

## sale

| | | |
|---|---|---|
| 2023 | MARLING HOLLY J | 2010-05-13 |
| 2024 | MARLING HOLLY J | 2010-05-13 |
| 2025 | DOUGLAS GWENDOLYN | 2024-10-04 |
| 2026 | DOUGLAS GWENDOLYN | 2024-10-04 E JENNINGS 87 |
| | 409 N HIGH ST | 1SH |
| | | $76,666 |
| | KENTON OH 43326 | |

| | | |
|---|---|---|
| 2027 | RHODES MISTY DAWN & DAV | 2025-10-21 |
| | 409 N HIGH ST | 1SD |
| | 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% | 7910 | 7910 | 7910 | 7910 | | 7910 | 9060 | 9060 |
| Bldg100% | 107290 | 107290 | 107290 | 107290 | | 107290 | 148140 | 148150 |
| Totl100% | 115200t | 115200t | 115200t | 115200t | | 115200t | 157200t | 157210t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 2770 | 2770 | 2770 | 2770 | | 2770 | 3170 | 3170 |
| Bldg 35% | 37550 | 37550 | 37550 | 37550 | | 37550 | 51850 | 51850 |
| Totl 35% | 40320t | 40320t | 40320t | 40320t | | 40320t | 55020t | 55020t |
| Hmstd35% | | | | | | | | |
| Owner Oc | 35.68 | 35.64 | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1622.14 | 1718.16 | 1742.24 | 1742.24 | 1742.24 | | | |
| Sp-Asmnt | 25.00 | 433.50 | 250.80 | 250.80 | | | | |

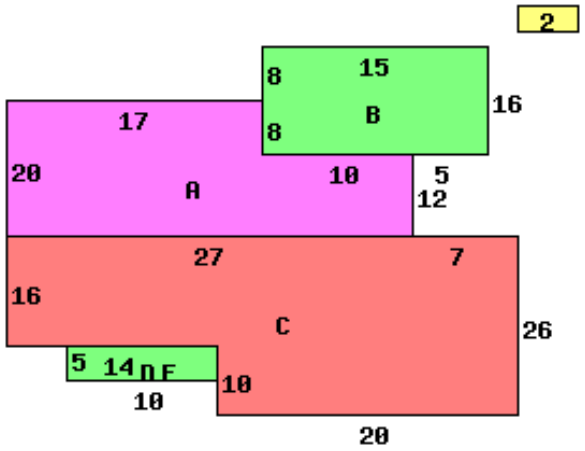
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | F/C | M | | 460 | | a | *MAIN |
| | OFP | P | | 240 | 7200 | b | PORCH |
| 1HB | F | A | | 744 | | c | ADDTN |
| | CAN | P | | 50 | 400 | d | PORCH |
| | STP | P | | 50 | 200 | e | PORCH |

gas fireplace

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 461 | 1 | 2025-10-21 | RHODES MISTY DAWN & DAVID | 1SD | | 190000 | 7910 | 107290 |
| 436 | 1 | 2024-10-04 | DOUGLAS GWENDOLYN | 1SH | | 76666 | 7910 | 107290 |
| 208 | 1 | 2010-05-13 | MARLING HOLLY J | 1FD | * | 75000 | 8710 | 75490 |
| 348 | 1 | 2000-06-09 | MCNUTT NAN N | 1WD | | 85000 | 7510 | 49710 |
| 357 | 1 | 1997-06-24 | MCMILLION RUSSELL L & LO | 1SD | | 79500 | 7910 | 44170 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 2070 | 30550 | 32620 | 1492.14 |
| 2021 | 2070 | 30550 | 32620 | 1497.70 |

| | project | | ben acres | / % | factor |
|---|---|---|---|---|---|
| 131 | BLANCHARD RIVER MAINT | XA/2025 | | | |
| 500 | HARDIN COUNTY LANDFILL | XA/2025 | | | |
| 921 | BLANCHARD RIVER MAINT | XA/2023 | | | |
| 540 | DELQ SEWER - KENTON CORP | XA/2025 | | | |
| 539 | DELQ WATER - KENTON CORP | XA/2025 | | | |
| 642 | TRASH-KENTON CITY | XA/2025 | | | |
| 235 | KELLOGG #983 - BLANCHARD | XA/2025 | | | |




409 N HIGH ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1H | | | | |
| Floor Level | Main | FRAME | 1204 | 103090 |
| | Part Upper | FRAME | 744 | 34500 |
| | Basement | | 744 | 14060 |
| | Subtotal | | | 151650 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | | |
|---|---|---|---|---|
| Plaster/Drywall | | X X | Plumbing | 2100 |
| Unfinished Wall | X | | Extra Features | 7800 |
| Floor/Pine | | X X | Total Value | 161550 |
| Floor/Carpet | | X | | |
| Floor/Concrete | X | | PUB SIDEWALK | |
| Number of Rooms | 1 | 3 3 | | |
| Bedrooms | | 2 | Neighborhood: | |
| | | | Code: | 3630 |
| Central Heat | | A | Dwl/Gar/NC% | 1.4500 |
| GRAV AIR | | | | |
| 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 | | 1948 | | C | OLD/GD | 161550 | .40 | | 140550 |
| 2 | Garage | | 24X26 | 624 | | C | 1970AV | 14980 | .65 | | 7600 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 60.0000 | 60.00 | 132 | 94 | 161 | 151 | 9060 | 9060 |

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

36-610104.0000-v082020R