PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-610120.0000 RES
W133 2026

sale

2023	KELLER ERIC JAMES & S	2022-10-28
2024	KELLER ERIC JAMES & S	2022-10-28
2025	KELLER ERIC JAMES & S	2022-10-28
2026	KELLER ERIC JAMES & SAV	2022-10-28 E JENNINGS W 1/2 102
	610 N HIGH ST	1SD
		$143,900
	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%	4490	4490	4490	4490		4490	5140	5150
Bldg100%	109970	109970	109970	109970		109970	152170	152180
Totl100%	114460t	114460t	114460t	114460t		114460t	157310t	157330t
Cauv100%								
Tax Value:								
Land 35%	1570	1570	1570	1570		1570	1800	1800
Bldg 35%	38490	38490	38490	38490		38490	53260	53260
Totl 35%	40060t	40060t	40060t	40060t		40060t	55060t	55070t
Hmstd35%								
Owner Oc			35.32	35.32	35.32			
Hmstd RB								
Net Tax	1647.14	1742.50	1695.70	1695.70	1695.70			
Sp-Asmnt	25.00	21.00	24.00	24.00				

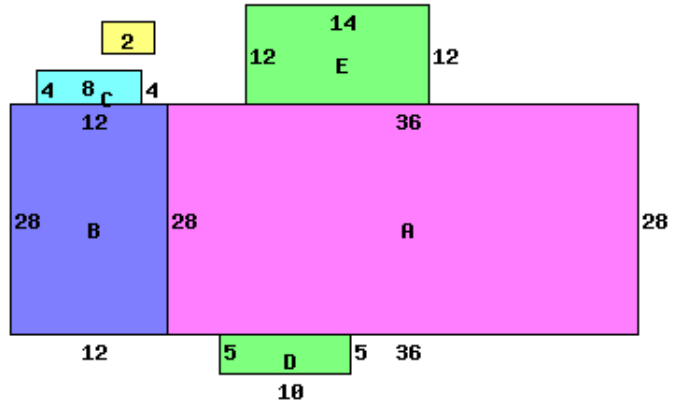
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1008		a	*MAIN
	CAR	G		336	2600	b	GRAGE
04	F	O		32	380	c	OTHER
	DK	P		50	750	d	PORCH
	OFP	P		168	5040	e	PORCH

2009 BOR set house value at 37,520

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
566	1	2022-10-28	KELLER ERIC JAMES & SAVAN	1SD		143900	3940	60170
7	1	2022-01-04	CONOVER SETH D	1WD		124000	3940	60170
561	1	2018-11-13	CARR LAURIE A	1WD		98000	3740	49710
215	1	2013-05-01	REICHELDERFER JEFFREY & D	1WD		43000	5200	48260
6	1	2009-01-07	WYNEGAR CHARLES SR	1ED	*	40000	5830	57400
405	1	1995-05-17	LINGREL IRIS R	WD	*	20000	5600	29400
524	1	1993-06-17	LINGREL IRIS R ETAL	1CT	*	0	0	30000

Year	Land	Bldg	Total	Net Tax
2022	1380	21060	22440	1026.50
2021	1380	21060	22440	1030.30

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			



610 N HIGH ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1008	101460
	Subtotal			101460
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Fireplaces	2000
Floor/Pine	X	Garages and Carports	2600
Floor/Carpet	X	Extra Features	6170
Number of Rooms	5	Total Value	112230
Bedrooms	3		
		PUB SIDEWALK	
Fireplace			
Openings	1	Neighborhood:	
Stacks	1	Code:	3620
Central Heat	A	Dwl/Gar/NC%	1.5500
HOT WATER			
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	1 F/C		1008		C-	1958VG	101010	.28	-.35	152180
2	Shed	*PP	8X8	64			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	56.0000	56.00	66	67	138	92	5150	5150

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