

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-610144.0000
W106

RES
2025

sale

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

2022	MESSENGER STEVEN J &	2015-04-16
2023	MESSENGER STEVEN J &	2015-04-16
2024	MESSENGER STEVEN J &	2015-04-16
2025	MESSENGER STEVEN J & JU	2015-04-16
	305 SUMMIT ST	2015-04-16 E JENNINGS E PT 57
	KENTON OH 43326	1WD SEE 36-610144.01 FOR REST
		\$0 OF SPECIAL ASSESSMENTS

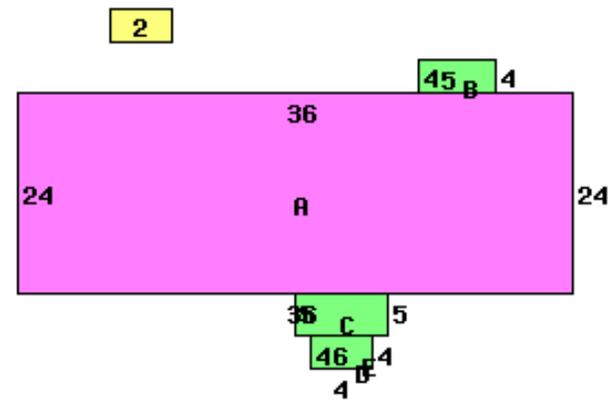
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3970	5290	5290	5290	5280
Bldg100%	56970	48770	48770	48770	48770
Totl100%	60940t	54060t	54060t	54060t	54050t
Cauv100%					
Tax Value:					
Land 35%	1390	1850	1850	1850	1850
Bldg 35%	19940	17070	17070	17070	17070
Totl 35%	21330t	18920t	18920t	18920t	18920t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	996.40	777.92	822.96	817.54	
Sp-Asmnt	21.00	252.64	21.00	21.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	A	F/C	M	864			
		STP	P	20	80	b	PORCH
		EFP	P	30	1200	c	PORCH
		CAN	P	16	130	d	PORCH
		STP	P	16	60	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
166	1	2015-04-16	MESSENGER STEVEN J & JULI	1WD *	0	5340	49630
342	1	2014-07-03	FANNIE MAE	1SH *	0	5340	52570
186	1	1992-03-03		1WD	33500	0	28230
934	1	1989-11-01		1WD	28000	0	28230
789	1	1988-09-23		1WD	20000	0	28230

Year	Land	Bldg	Total	Net Tax
2021	1390	19940	21330	1000.04
2020	1390	19940	21330	868.62

project	ben acres	%	factor
131 BLANCHARD RIVER MAINT			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
235 KELLOGG #983 - BLANCHARD			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023



305 SUMMIT ST 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1A	Sq-Ft Value
Floor Level	Main	FRAME 864 98480
	Qtr Story	FRAME 864 3550
	Subtotal	102030
Shingle	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X	Extra Features 1470
Unfinished Wall	X	Total Value 103500
Floor/Hardwood	X	
Floor/Carpet	X	PUB ALLEY
Number of Rooms	4 2	
Bedrooms	2	Neighborhood:
Central Heat	A	Code: 3630
FORCED AIR		Dwl/Gar/NC% 1.0500
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 AF/C	FtxFt	Area	Grade	Cond	Value	Dpr	Dpr
2 Garage		15X36	864	C-	1950AV	93150	.55	44010
			540	C	1950AV	12960	.65	4760
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
	60.0000	60.00	60	63	140	88	5280	5280

Call Back:

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

36-610144.0000-v082020R