

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-620057.0000
R40

RES
2025

sale

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

2022 PIFER TIFFANY R	2019-02-28
2023 PIFER TIFFANY R	2019-02-28
2024 CRIST BROCK	2023-03-15
2025 CRIST BROCK	2023-03-15
646 N GILMORE ST	CARYS E PT VAC ALLEY 49
	LWD
KENTON OH 43326	\$159,000

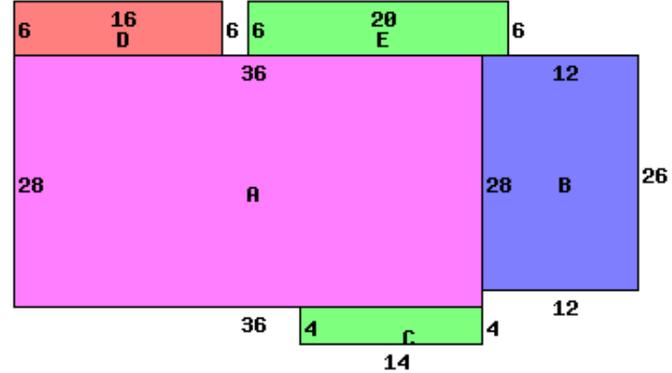
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	6660	8860	8860	8860	8860
Land100%	85110	98200	98200	98200	98210
Bldg100%	91770t	107060t	107060t	107060t	107070t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	2330	3100	3100	3100	3100
Bldg 35%	29790	34370	34370	34370	34370
Totl 35%	32120t	37470t	37470t	37470t	37470t
Hmstd35%				37470	
Owner Oc	31.16	33.16	33.12	33.04	hmstd 3100 l 34370 b
Hmstd RB					
Net Tax	1469.28	1507.48	1596.74	1586.06	
Sp-Asmnt	30.00	35.50	31.50	34.50	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1008		a	*MAIN
	F	G		312	7490	b	GRAGE
	OFF	P		56	1680	c	PORCH
1	F/C	A		96		d	ADDTN
	PAT	P		120	360	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
101	1	2023-03-15	CRIST BROCK	LWD	159000	6660	85110
63	1	2019-02-28	PIFER TIFFANY R	LWD	119000	6340	70710
432	1	2013-09-04	PURTEE JERRY A JR	LWD	83500	9030	75340
261	1	2010-06-08	PARSHALL ZACHARY G	LWD	90000	10570	81460
885	1	1993-09-30	SPRANG THOMAS M & LINDA	LWD	46200	0	42000
558	1	1992-06-17		LQC *	0	0	35030
430	1	1989-06-01		LWD	6000	7110	0
554	0	1987-07-06		*	3000	0	7600
133	0	1987-03-03		*	0	0	7600

Year	Land	Bldg	Total	Net Tax
2021	2330	29790	32120	1474.74
2020	2330	29790	32120	1276.60

p r o j e c t		ben acres / % factor	
131	BLANCHARD RIVER MAINT	XA/2025	
235	KELLOGG #983 - BLANCHARD	XA/2025	
500	HARDIN COUNTY LANDFILL	XA/2025	
921	BLANCHARD RIVER MAINT	XA/2023	
306	BLOOM #1043 - BLANCHARD	XA/2025	
349	OSBORN-BLANCHARD RIVER	XA/2025	



646 N GILMORE ST 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1104 101890
	Subtotal		101890
Shingle	Roof	GABLE	
B 1 2 U A			
Plaster/Drywall	D	Air Conditioning	1950
Floor/Carpet	X	Plumbing	2100
Floor/Tile-Lino	L	Garages and Carports	7490
Number of Rooms	5	Extra Features	2040
Bedrooms	3	Total Value	115470
Central Heat	A	PUB ALLEY	
FORCED AIR			
Central A/C	A	Neighborhood:	
Plumbing		Code:	3630
Standard	1	Dwl/Gar/NC%	1.0500
Extra 3 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	FtxFt	Area	Grade	Cond	Dpr	Dpr	Value
2 HOTTUB	*PP	1104	1104	C	1989VG	.19		98210
			0		OLD/	0		0
front lot	acres/	effective	depth	actual	effective	extended	true	
rear lot	frontage	frontage	depth	factor	rate	value	value	
	8.0000	68.00	130	93	140	130	8840	8840
		8.00	9	3	100	3	20	20