PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-620074.0000 RES
R131 2026

sale

2023	HOLLAND JOSHUA & CHEL	2020-06-03
2024	HOLLAND JOSHUA & CHEL	2020-06-03
2025	MOCK JAKE L & TAYLOR	2024-11-06
2026	MOCK JAKE L & TAYLOR	2024-11-06 CARYS E PT 1-2
	435 SUMMIT ST	1SD
		$55,000
	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%	4140	4140	4140	4140		4140	4710	4720
Bldg100%	64170	64170	64770	64770		64770	89060	89070
Totl100%	68310t	68310t	68910t	68910t		68910t	93770t	93790t
Cauv100%								
Tax Value:								
Land 35%	1450	1450	1450	1450		1450	1650	1650
Bldg 35%	22460	22460	22670	22670		22670	31170	31170
Totl 35%	23910t	23910t	24120t	24120t		24120t	32820t	32830t
Hmstd35%	23840		24050	24050		24050	32750	
Owner Oc	21.10	21.08	21.20	21.20	21.20	hmstd 1450 l	22600 b	
Hmstd RB								
Net Tax	962.00	1018.92	1021.02	1021.02	1021.02			
Sp-Asmnt	32.00	24.00	27.00	27.00				

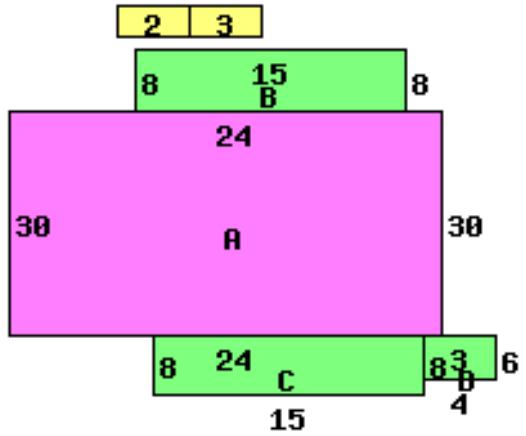
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		720		a	*MAIN
	EFP	P		120	4800	b	PORCH
	OFP	P		120	3600	c	PORCH
	STP	P		24	100	d	PORCH

#: 75, L/W
366200750000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
487	1	2024-11-06	MOCK JAKE L & TAYLOR	1SD	55000	4140	64170
233	1	2020-06-03	HOLLAND JOSHUA & CHELSEY	1SD	42500	2940	46260
449	1	2003-07-31	MCCLEESE JENNIFER R	1WD	53000	3340	41770

Year	Land	Bldg	Total	Net Tax
2022	1080	20290	21370	977.60
2021	1080	20290	21370	981.24

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			



435 SUMMIT ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	720	90500
	Part Upper	FRAME	720	33390
	Basement		720	13610
	Subtotal			137500
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P P	Air Conditioning	2580
Unfinished Wall	X	Plumbing	1400
Floor/Hardwood	X X	Extra Features	8500
Number of Rooms	1 4 3	Total Value	149980
Bedrooms	3		
		PUB SIDEWALK	
Central Heat	A		
FORCED AIR		Neighborhood:	
Central A/C	A	Code:	3630
Plumbing		Dwl/Gar/NC%	1.4500
Standard	1		
Extra 2 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	1HB F		1440		C-	OLD/AV	134980	.55		88070
2	Garage	*SV 0	14X16	224			OLD/AV	800			800
3	CARPORT	*SV 0	10X14	140			1960	200			200

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	33.0000	33.00	120	89	161	143	4720	4720

Call Back: Sign: PSN Date: 2015-01-12 Lister:

36-620074.0000-v082020R