PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-630005.0000 RES
R12 2026

## sale

| | | |
|---|---|---|
| 2023 WARD JAMES LEE | 2017-07-05 | |
| 2024 WARD JAMES LEE | 2017-07-05 | |
| 2025 WARD JAMES LEE | 2017-07-05 | |
| 2026 WARD JAMES LEE | 2017-07-05 | STAUDENHEIMERS 5 |
| 637 N BARRON ST | 1WD | |
| | $90,000 | |
| KENTON OH 43326 | | |

| | | |
|---|---|---|
| 2027 ROBINSON MATTHEW S | 2025-08-08 | |
| 637 N BARRON ST | 1ED | |
| KENTON OH 43326 | | |

## Eff Rate:– 44.66 — 47.03 — 46.74 — 46.74 — a/r

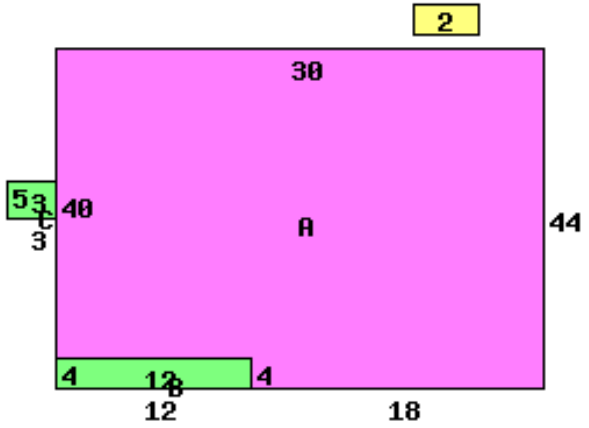
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 8630 | 8630 | 8630 | 8630 | | 8630 | 9910 | 9910 |
| Bldg100% | 75600 | 75600 | 75600 | 75600 | | 75600 | 103000 | 103010 |
| Totl100% | 84230t | 84230t | 84230t | 84230t | | 84230t | 112910t | 112920t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 3020 | 3020 | 3020 | 3020 | | 3020 | 3470 | 3470 |
| Bldg 35% | 26460 | 26460 | 26460 | 26460 | | 26460 | 36050 | 36050 |
| Totl 35% | 29480t | 29480t | 29480t | 29480t | | 29480t | 39520t | 39520t |
| Hmstd35% | | | | | | | | |
| Owner Oc | 26.08 | 26.06 | 25.98 | 25.98 | 25.98 | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1186.04 | 1256.26 | 1247.86 | 1247.86 | 1247.86 | | | |
| Sp-Asmnt | 25.00 | 21.00 | 24.00 | 24.00 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | F/C | M | | 1272 | | a | *MAIN |
| | EFP | P | | 48 | 1920 | b | PORCH |
| | STP | P | | 15 | 60 | c | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 352 | 1 | 2025-08-08 | ROBINSON MATTHEW S | 1ED | 155000 | 8630 | 75600 |
| 314 | 1 | 2017-07-05 | WARD JAMES LEE | 1WD | 90000 | 8630 | 54090 |
| 200 | 1 | 2017-05-05 | BAIER EDWARD E & JOHN A | 1CT * | 0 | 8630 | 54090 |
| 394 | 1 | 1999-07-13 | BAIER DOROTHY J | 1QC * | 0 | 9000 | 41430 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 2960 | 22200 | 25160 | 1150.90 |
| 2021 | 2960 | 22200 | 25160 | 1155.20 |

| 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 | | |




637 N BARRON ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1272 | 105160 |
| | Subtotal | | | 105160 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | P | Air Conditioning | 2290 |
| Floor/Hardwood | X | Extra Features | 1980 |
| Floor/Carpet | X | Total Value | 109430 |
| Number of Rooms | 6 | | |
| Bedrooms | 3 | PUB PAVED ST/RD | |
| Central Heat | A | Neighborhood: | |
| FORCED AIR | | Code: | 3640 |
| Central A/C | A | Dwl/Gar/NC% | 1.5400 |
| 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 | | 1272 | | C- | 1961GD | 98490 | .37 | | 95560 |
| 2 | Garage | | 24X24 | 576 | | C | 1961AV | 13820 | .65 | | 7450 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 56.0000 | 56.00 | 141 | 96 | 184 | 177 | 9910 | 9910 |

Call Back: Sign: PSN Date: 2015-01-12 Lister: 36-630005.0000-v082020R