

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-630013.0000
T08

RES
2025

sale

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

2022	MODD CARY	2007-06-07	
2023	MODD CARY	2007-06-07	
2024	MODD CARY	2007-06-07	
2025	MODD CARY	2007-06-07	FORBING & SON 78-79
495	MARIE AVE	LWD	
		\$90,000	
	KENTON OH 43326		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	19110	29060	29060	29060	29050
Bldg100%	66510	74860	74860	74860	74870
Totl100%	85630t	103910t	103910t	103910t	103920t
Cauvl00%					
Tax Value:					
Land 35%	6690	10170	10170	10170	10170
Bldg 35%	23280	26200	26200	26200	26200
Totl 35%	29970t	36370t	36370t	36370t	36370t
Hmstd35%					
Owner Oc	29.08	32.18	32.16	32.06	
Hmstd RB					
Net Tax	1370.92	1463.24	1549.82	1539.50	
Sp-Asmnt	24.00	32.00	24.00	27.00	

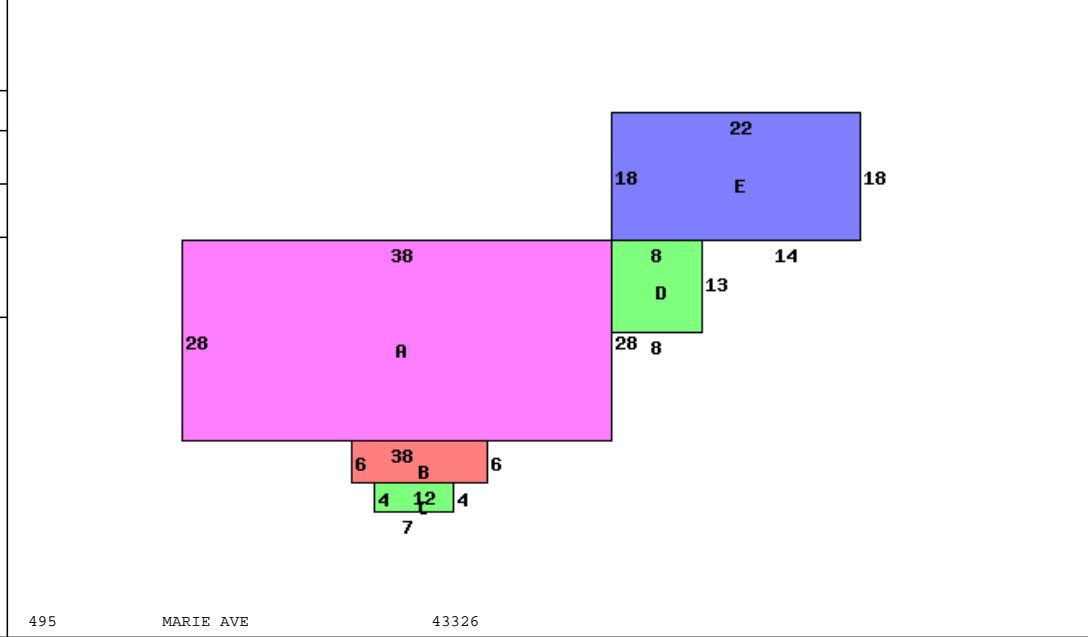
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 BQ	F	M		1064			
1	F/C	A		72		b	ADDTN
	STP	P		28	110	c	PORCH
	EFP	P		104	4160	d	PORCH
	F	G		396	9500	e	GRAGE

#: 14 L/W
366300140000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
286	1	2007-06-07	MODD CARY	LWD	90000	19540	59910
178	1	2007-05-11	BIDWELL LEE ANN	LCT *	0	19540	59910

Year	Land	Bldg	Total	Net Tax
2021	6690	23280	29970	1376.04
2020	6690	23280	29970	1191.16

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



Occupancy	1 Single Family	*DWELLING COMPUTATIONS	
Story Height	1Q	Sq-Ft	Value
Floor Level	Main	FRAME	1136 104840
	Qtr Story	FRAME	1064 16510
	Basement		1064 19830
	Subtotal		141180
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	P	P	Fireplaces 2000
Unfinished Wall	X		Garages and Carports 9500
Floor/Hardwood	X	X	Extra Features 4270
Floor/Carpet	X		Total Value 156950
Floor/Concrete	X		
Floor/Tile-Lino	X	X	PUB ALLEY
Number of Rooms	1 4	2	
Bedrooms	2	1	Neighborhood:
Fireplace			Code: 3690
Openings	1		Dwl/Gar/NC% 1.0600
Stacks	1		
Central Heat		A	
FORCED AIR			
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 BQF	FtxFt	1136	Rate	Grade	Cond	Dpr Dpr	Value
		effective	depth	depth	actual	effective	extended	true
front lot	141.0000	141.00	112	86	240	206	29050	29050

Call Back:	Sign: PSN Date: 2015-02-23	Lister:	36-630013.0000-v082020R
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