PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-630013.0000 RES
T08 2026

sale

2023 MODD CARY	2007-06-07	
2024 MODD CARY	2007-06-07	
2025 MODD CARY	2007-06-07	
2026 MODD CARY	2007-06-07	FORBING & SON 78-79
495 MARIE AVE	1WD	
	$90,000	
KENTON OH 43326		

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

	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	29060	29060	29060	29060		29060	33430	33420
Bldg100%	74860	74860	74860	74860		74860	105940	105940
Totl100%	103910t	103910t	103910t	103910t		103910t	139370t	139360t
Cauv100%								
Tax Value:								
Land 35%	10170	10170	10170	10170		10170	11700	11700
Bldg 35%	26200	26200	26200	26200		26200	37080	37080
Totl 35%	36370t	36370t	36370t	36370t		36370t	48780t	48780t
Hmstd35%								
Owner Oc	32.18	32.16	32.06	32.06	32.06			
Hmstd RB								
Net Tax	1463.24	1549.82	1539.50	1539.50	1539.50			
Sp-Asmnt	32.00	24.00	27.00	27.00				

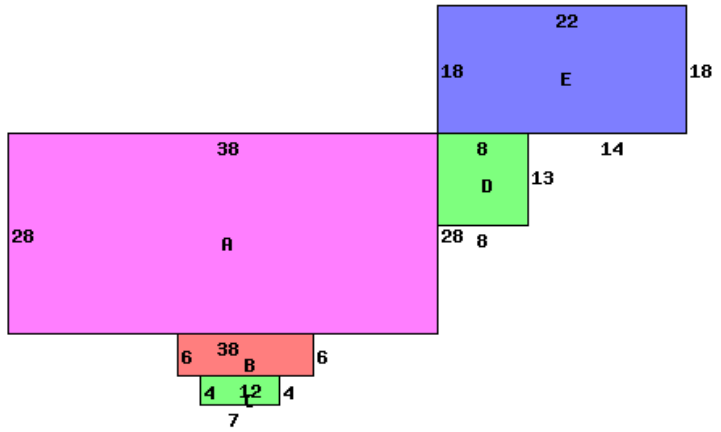
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BQ	F	M		1064		a	*MAIN
1	F/C	A		72		b	ADDTN
	STP	P		28	110	c	PORCH
	EFP	P		104	4160	d	PORCH
	F	G		396	9500	e	GRAGE

#: 14 L/W
366300140000

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

Year	Land	Bldg	Total	Net Tax
2022	6690	23280	29970	1370.92
2021	6690	23280	29970	1376.04

p r o j e c t		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			



495 MARIE AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
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	
Unfinished Wall	X				
Floor/Hardwood		X		X	
Floor/Carpet		X			
Floor/Concrete	X				
Floor/Tile-Lino		X		X	
Number of Rooms		1	4	2	
Bedrooms		2		1	
Fireplace					
Openings		1			
Stacks		1			
Central Heat			A		
FORCED AIR					
Plumbing					
Standard		1			

Fireplaces	2000
Garages and Carports	9500
Extra Features	4270
Total Value	156950
PUB ALLEY	
Neighborhood:	
Code:	3690
Dwl/Gar/NC%	1.5000

	Bldg	Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING		1 BQF		1136		C	1946AV	156950	.55		105940

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	141.0000	141.00	112	86	276	237	33420	33420

Call Back: Sign: PSN Date: 2015-02-23 Lister: