

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-640008.0000
SS36

RES
2025

sale

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

2022 HARVEY RYAN J	2010-09-27
2023 HARVEY RYAN J	2010-09-27
2024 HARVEY RYAN J	2010-09-27
2025 HARVEY RYAN J	2010-09-27
15 MARIE AVE	2010-09-27 CHESNEYS W 1/3 7-8
KENTON OH 43326	1WD SEE PCL 36-640008.01 FOR REST OF SPECIAL ASSESMEN
	\$70,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	6510	6600	6600	6600	6600
Bldg100%	78630	95800	95800	95800	95800
Totl100%	85140t	102400t	102400t	102400t	102400t
Cauv100%					
Tax Value:					
Land 35%	2280	2310	2310	2310	2310
Bldg 35%	27520	33530	33530	33530	33530
Totl 35%	29800t	35840t	35840t	35840t	35840t
Hmstd35%					
Owner Oc	28.90	31.72	31.68	31.60	
Hmstd RB					
Net Tax	1363.16	1441.90	1527.26	1517.06	
Sp-Asmnt	24.00	32.00	24.00	27.00	

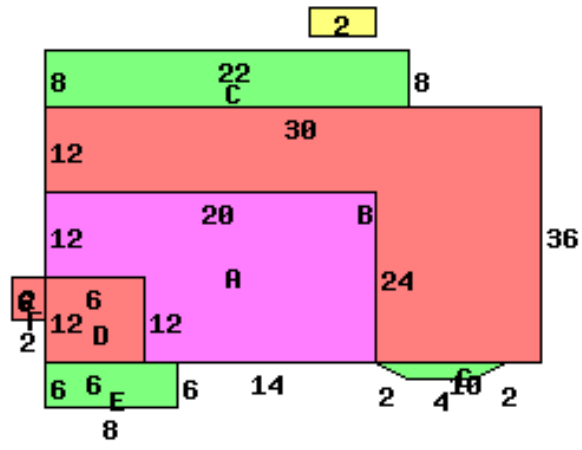
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		408		a	*MAIN
1	F/C	A		600		b	ADDTN
1	PAT	P		176	530	c	PORCH
1	F/C	A		72		d	ADDTN
1	OFF	P		48	1440	e	PORCH
1	F/C	A		12		f	ADDTN
	BAY	P		12	460	g	PORCH

#: 8A, L/W
L/C NICOLE MARTIN 8-20-2004 \$75,000
366400080100

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
449	1	2010-09-27	HARVEY RYAN J	1WD	70000	7090	54000
190	1	2010-04-29	B & A HOLDINGS LLC	1WD *	26000	7090	54000
18	1	2010-01-20	US BANK NATIONAL ASSOC	1SH *	36000	7090	54000
529	1	2005-08-09	MARTIN NICOLE	1WD	75000	6060	51570
390	1	2001-08-03	WEAVER PHILLIP L & DEBOR	1WD	55000	6110	45170
305	1	2001-07-11	MOENTER MARILYN ETAL	1CT *	0	6110	45170
53	2	1996-02-02	COOK CLORIS J	2CT *	0	5800	33310

Year	Land	Bldg	Total	Net Tax
2021	2280	27520	29800	1368.24
2020	2280	27520	29800	1184.40

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



15 MARIE AVE 43326

Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
Story Height	1H			Sq-Ft	Value
Floor Level	Main	FRAME		1092	105050
	Part Upper	FRAME		408	22520
	Basement			408	7840
	Subtotal				135410
Shingle	Roof	GABLE			
	B 1 2 U A				
Plaster/Drywall	X X		Air Conditioning		2790
Panelled Wall	X		Extra Features		2430
Unfinished Wall	X		Total Value		140630
Floor/Hardwood	X				
Floor/Pine	X		PUB SIDEWALK		
Floor/Carpet	X				
Number of Rooms	5 2		Neighborhood:		
Bedrooms	1 2		Code:		3640
			Dwl/Gar/NC%		1.1300
Central Heat	A				
FORCED AIR					
Central A/C	A				
Plumbing					
Standard	1				

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1HB F	18X26	1500	C	OLD/GD	140630	.40	.50	95350
2 Flat Barn		468		D	OLD/FR	4490	.80		450
front lot	acres/	effective	depth	actual	effective	extended	true		
	frontage	frontage	depth	factor	rate	value	value		
	44.0000	44.00	132	94	160	150	6600		6600