PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-640009.0000 RES
SS13 2026

sale

2023 LYONS CHARLES R	2014-06-19	
2024 LYONS CHARLES R	2014-06-19	
2025 LYONS CHARLES R	2014-06-19	
2026 LYONS CHARLES R	2014-06-19	CHESNEYS 2ND 9
904 N MAIN ST	2WD	
	$75,000	
KENTON OH 43326		

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

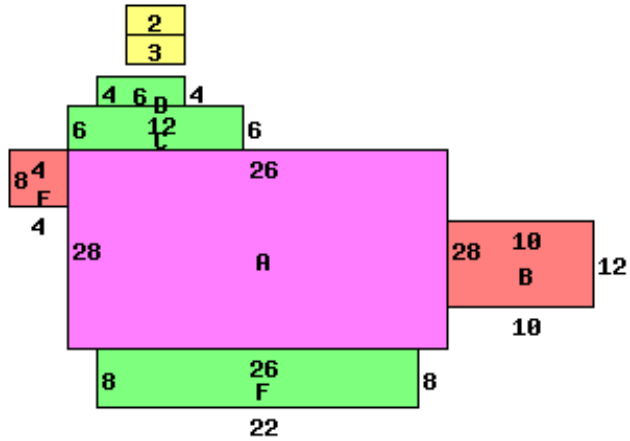
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	10490	10490	10490	10490		10490	10490	10480
Bldg100%	83770	83770	83770	83770		83770	113430	113440
Totl100%	94260t	94260t	94260t	94260t		94260t	123910t	123920t
Cauv100%								
Tax Value:								
Land 35%	3670	3670	3670	3670		3670	3670	3670
Bldg 35%	29320	29320	29320	29320		29320	39700	39700
Totl 35%	32990t	32990t	32990t	32990t		32990t	43370t	43370t
Hmstd35%								
Owner Oc		29.16	29.08	29.08	29.08			
Hmstd RB		417.58	429.66	429.66	429.66			
Net Tax	1356.42	988.24	966.78	966.78	966.78			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		728		a	*MAIN
1 B	F	A		120		b	ADDTN
	EFP	P		72	2880	c	PORCH
	STP	P		24	100	d	PORCH
1 B	F	A		32		e	ADDTN
	OFP	P		176	5280	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
261	2	2014-06-19	LYONS CHARLES R	2WD *	75000	10910	66000
302	4	2014-06-12	FIRST CHRISTIAN CHURC	4WD *	0	10910	66000

Year	Land	Bldg	Total	Net Tax
2022	3210	24350	27560	1287.42
2021	3210	24350	27560	1292.12

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			



904 N MAIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	880	100300
	Full Upper	FRAME	728	54960
	Basement		880	16440
	Subtotal			171700
Shingle	Roof	HIP		

	B 1 2 U A		
Plaster/Drywall	X X	Air Conditioning	2900
Panelled Wall	X	Plumbing	2100
Unfinished Wall	X	Extra Features	8260
Floor/Hardwood	X X	Total Value	184960
Floor/Carpet	X X		
Number of Rooms	1 4 3	PUB SIDEWALK	
Bedrooms	3		
		Neighborhood:	
Central Heat	A	Code:	3720
FORCED AIR		Dwl/Gar/NC%	1.3000
Central A/C	A		
Plumbing			
Standard	1		
Extra 3 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	2 B F		1608		C	OLD/AV	184960	.55		108200
2	Garage		20X24	480		C	OLD/AV	11520	.65		5240
3	CARPORT	*PP	18X24	432			2021AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	62.0000	62.00	132	94	180	169	10480	10480

Call Back: Sign: PSN Date: 2015-02-13 Lister:

36-640009.0000-v082020R