PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-640013.0000 RES
SS09 2025

sale

2022 BAUGHMAN VON E & LIND	2006-01-10	
2023 BAUGHMAN VON E & LIND	2006-01-10	
2024 BAUGHMAN VON E & LIND	2006-01-10	
2025 BAUGHMAN VON E & LINDA	2006-01-10	CHESNEYS 2ND 13
928 N MAIN ST	1WD	
	$67,000	
KENTON OH 43326		

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

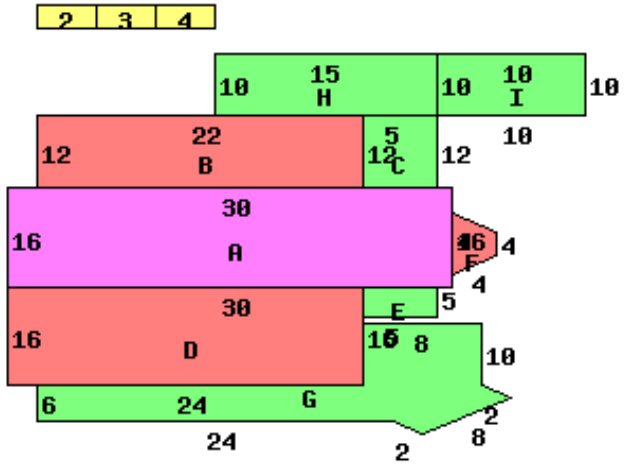
	2022	2023	2024	2025		CAMA
Tax Year						
Prop Cls	510	510	510	510		510
Acres						
Land100%	10230	11660	11660	11660		11660
Bldg100%	102490	136970	136970	136970		136980
Totl100%	112710t	148630t	148630t	148630t		148640t
Cauv100%						
Tax Value:						
Land 35%	3580	4080	4080	4080		4080
Bldg 35%	35870	47940	47940	47940		47940
Totl 35%	39450t	52020t	52020t	52020t		52020t
Hmstd35%	38280	50570	50570	50570		
Owner Oc	37.14	44.76	44.70	44.58	hmstd 4080 l	46490 b
Hmstd RB	400.22	368.96	417.58	429.66		
Net Tax	1405.48	1725.16	1800.44	1773.58		
Sp-Asmnt	21.00	25.00	21.00	24.00		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		480		a	*MAIN
1 B	F	A		264		b	ADDTN
	EFP	P		60	2400	c	PORCH
1TB	F	A		384		d	ADDTN
	EFP	P		25	1000	e	PORCH
1 B	B	A		21		f	ADDTN
	OFP	P		266	7980	g	PORCH
	OFP	P		150	4500	h	PORCH
	PAT	P		100	300	i	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
14	1	2006-01-10	BAUGHMAN VON E & LINDA L	1WD		67000	8890	61510
384	1	2001-08-21	MURPHY MILDRED ESTHER	1WD	*	0	8000	44030
732	1	1991-09-13		1WD	*	0	0	43510
129	1	1991-02-26		1UN	*	0	0	43510

Year	Land	Bldg	Total	Net Tax
2021	3580	35870	39450	1410.72
2020	3580	35870	39450	1221.32

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		



928 N MAIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	1149	106040
	Full Upper	FRAME	480	41700
	Part Upper	FRAME	384	26070
	Basement		1149	21410
	Subtotal			195220
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall		X			
Unfinished Wall	X				
Floor/Pine		X	X		
Floor/Carpet		X			
Number of Rooms		1	4	3	
Bedrooms			3		
Central Heat				A	
FORCED AIR					
Central A/C				A	
Plumbing					
Standard		1			
Extra 3 Fixture		1			

Air Conditioning	3650
Plumbing	2100
Extra Features	16180
Total Value	217150
PUB SIDEWALK	
Neighborhood:	
Code:	3720
Dwl/Gar/NC%	.9600

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1TB F		2013		C	OLD/GD	217150	.40		125080
2	Flat Barn		18X24	432		D	OLD/GD	4150	.80	.50	420
3	Garage	F	24X28	672		C	2006AV	16130	.50		7740
4	Shop-Stud		16X24	384		C	2011AV	5760	.35		3740

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	69.0000	69.00	132	94	180	169	11660	11660

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