

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-640036.0000
T07

RES
2025

sale

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

2022 FLINT THOMAS P	2008-04-24
2023 FLINT THOMAS P	2008-04-24
2024 FLINT THOMAS P	2008-04-24
2025 HORTON DANIEL W & HALEI 415 MARIE AVE	2024-03-06 KAHLERS S PT OL6 .320A LWD
KENTON OH 43326	\$173,000

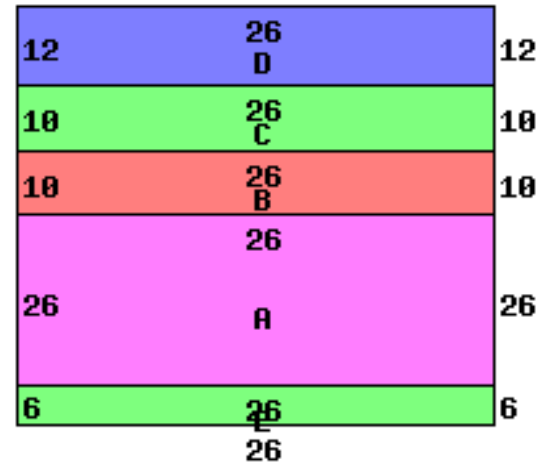
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	.3200	.3200	.3200	.3200	
Land100%	12860	19510	19510	19510	19510
Bldg100%	85800	97940	97940	97940	97940
Totl100%	98660t	117460t	117460t	117460t	117450t
Cauv100%					
Tax Value:					
Land 35%	4500	6830	6830	6830	6830
Bldg 35%	30030	34280	34280	34280	34280
Totl 35%	34530t	41110t	41110t	41110t	41110t
Hmstd35%				41110	
Owner Oc				36.24	
Hmstd RB					hmstd 6830 l 34280 b
Net Tax	1613.00	1690.30	1788.16	1740.14	
Sp-Asmnt	21.00	25.00	21.00	24.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 BA	F	M		676			
1	F/C	A		260		b	ADDTN
	EBW	P		260	10400	c	PORCH
	F	G		312	7490	d	GRAGE
	OFF	P		156	4680	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
90	1	2024-03-06	HORTON DANIEL W & HALEIGH	LWD	173000	19510	97940
179	1	2008-04-24	FLINT THOMAS P	LWD *	68915	13140	58600
379	1	2007-07-24	DEUTCHE BANK NATIONAL TR	LSL *	79000	13140	58600
60	1	2005-01-24	WALDMAN DANIEL F & CAROL	LWD	128500	11940	50940
408	1	2000-07-11	RIALE TIMOTHY P & SONYA	LWD	115000	11940	44570
10	1	1997-01-08	LUCINDACO LTD	LWD *	0	10230	39260
635	1	1996-10-08	STAUFFER EUGENA K	LWD	63000	10310	35400
916	1	1994-10-07	HANNA SUSAN A	LWD	64000	0	45710

Year	Land	Bldg	Total	Net Tax
2021	4500	30030	34530	1618.88
2020	4500	30030	34530	1406.14

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



415 MARIE AVE 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	FRAME 936 102510
	Qtr Story	FRAME 676 2900
	Basement	676 12800
	Subtotal	118210
Metal	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X	X 676 sq ft Attic Finish 11210
Unfinished Wall	X	X Fireplaces 2000
Floor/Hardwood	X	X Garages and Carports 7490
Floor/Tile-Lino	L	L Extra Features 15080
Number of Rooms	2 5	2 Total Value 153990
Bedrooms	2	1 PUB PAVED ST/RD
Fireplace		
Openings	1	Neighborhood:
Stacks	1	Code: 3690
Central Heat	A	Dwl/Gar/NC% 1.0600
FORCED AIR		
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 BAF		1612	Rate	C	1952GD	153990	.40	Dpr	97940
front lot	acres/	effective	depth	depth	actual	effective	extended	value	true	value
	frontage	frontage	depth	factor	rate	rate	value	value	value	value
	72.0000	72.00	198	113	240	271	19510	19510		