PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-650006.0000 RES
W02 2026

sale

2023 OATES TRAVIS A & SUSA		2002-12-06
2024 OATES TRAVIS A & SUSA		2002-12-06
2025 OATES TRAVIS A & SUSA		2002-12-06
2026 OATES TRAVIS A & SUSAN		2002-12-06 PT NW 1/4 45 X 140 1/2 33
704 N MAIN ST		1TD
		$99,000
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

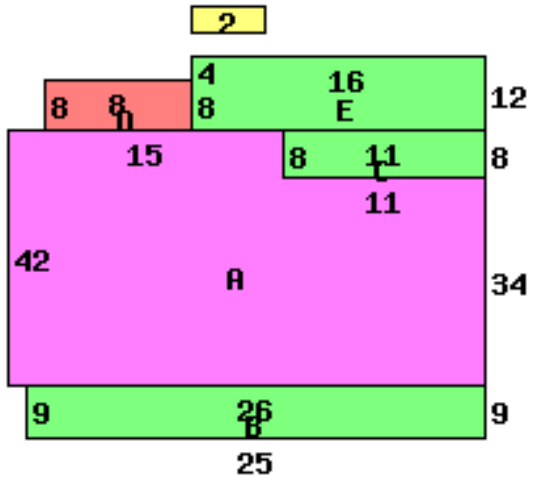
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7800	7800	7800	7800		7800	7800	7790
Bldg100%	99540	99540	99540	99540		99540	134800	134800
Totl100%	107340t	107340t	107340t	107340t		107340t	142600t	142590t
Cauv100%								
Tax Value:								
Land 35%	2730	2730	2730	2730		2730	2730	2730
Bldg 35%	34840	34840	34840	34840		34840	47180	47180
Totl 35%	37570t	37570t	37570t	37570t		37570t	49910t	49910t
Hmstd35%								
Owner Oc	33.24	33.22	33.12	33.12	33.12			
Hmstd RB								
Net Tax	1511.50	1600.96	1590.30	1590.30	1590.30			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1004		a	*MAIN
	OFP	P		225	6750	b	PORCH
	EFP	P		88	3520	c	PORCH
1	F/C	A		64		d	ADDTN
	EFP	P		192	7680	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
652	1	2002-12-06	OATES TRAVIS A & SUSAN	E 1TD	99000	5770	67400
1080	1	1992-11-23		1QC *	0	0	43000

Year	Land	Bldg	Total	Net Tax
2022	2380	25070	27450	1255.66
2021	2380	25070	27450	1260.32

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		



704 N MAIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1068	102740
	Full Upper	FRAME	1004	60590
	Basement		753	14090
	Subtotal			177420
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		P P	384 sq ft	Basement Finish 4290
Panelled Wall	X			Fireplaces 2000
Floor/Carpet		X X		Air Conditioning 3740
Floor/Tile-Lino	X	L L		Plumbing 1400
Number of Rooms	1	3 3		Extra Features 17950
Bedrooms		3		Total Value 206800
Fireplace				PUB SIDEWALK
Openings	1			
Stacks	1			Neighborhood:
Central Heat		A		Code: 3720
FORCED AIR				Dwl/Gar/NC% 1.3000
Central A/C		A		
Plumbing				
Standard	1			
Extra 2 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		2456		C	OLD/GD	206800	.40	.20	129040
2	Garage	CB 0	24X22	528		C	OLD/AV	12670	.65		5760

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	45.0000	45.00	141	96	180	173	7790	7790

Call Back: Sign: PSN Date: 2015-04-07 Lister: