PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-650008.0000 RES
W04 2026

sale

2023 BAKER JANE	2000-10-12	
2024 BAKER JANE	2000-10-12	
2025 BAKER JANE	2000-10-12	
2026 BAKER JANE	2000-10-12	BELTS 1/2 VAC ALLEY 3-4
642 N MAIN ST	6CT	
	$0	
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%	15370	15370	15370	15370		15370	15370	15380
Bldg100%	140000	140000	140000	140000		140000	189570	189580
Totl100%	155370t	155370t	155370t	155370t		155370t	204940t	204960t
Cauv100%								
Tax Value:								
Land 35%	5380	5380	5380	5380		5380	5380	5380
Bldg 35%	49000	49000	49000	49000		49000	66350	66350
Totl 35%	54380t	54380t	54380t	54380t		54380t	71730t	71740t
Hmstd35%								
Owner Oc	48.12	48.08	47.94	47.94	47.94			
Hmstd RB								
Net Tax	2187.80	2317.30	2301.84	2301.84	2301.84			
Sp-Asmnt	32.00	24.00	27.00	27.00				

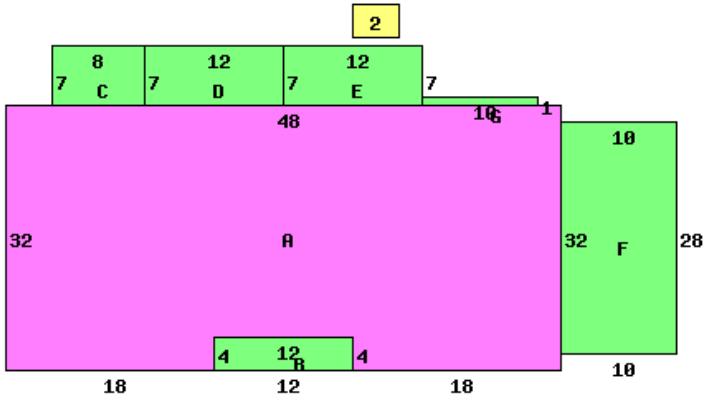
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BA	F	M		1488		a	*MAIN
F A	OFP	P		48	1440	b	PORCH
	EFP	P		56	2240	c	PORCH
	OFP	P		84	2520	d	PORCH
	STP	P		84	340	e	PORCH
	OFP	P		280	8400	f	PORCH
	BAY	P		10	380	g	PORCH

#: 9 L/W
366500090000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
422	6	2000-10-12	BAKER JANE	6CT *	0	11400	80430

Year	Land	Bldg	Total	Net Tax
2022	4710	37030	41740	1909.32
2021	4710	37030	41740	1916.44

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			



642 N MAIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1488	117120
	Full Upper	FRAME	1536	72680
	Qtr Story	FRAME	1536	5530
	Basement		1116	20790
	Subtotal			216120
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		P	P		
Unfinished Wall	X			X	
Floor/Hardwood		X			
Floor/Carpet		X	X		
Floor/Tile-Lino		L			
Number of Rooms		4	4		1
Bedrooms			4		
Fireplace					
Openings		1			
Stacks		1			
Central Heat			A		
FORCED AIR					
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 BAF		3024		C+	1910GD	264080	.40	.10	185380
2	Garage		16X24	384		C	OLD/AV	9220	.65		4200

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	90.8000	91.00	132	94	180	169	15380	15380

Fireplaces	2000				
Air Conditioning	5230				
Plumbing	1400				
Extra Features	15320				
Total Value	240070				
PUB SIDEWALK					
Neighborhood:					
Code:	3720				
Dwl/Gar/NC%	1.3000				

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