PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-650010.0000 RES
W05 2026

sale

2023 RUSH LAUREN B	2019-06-24	
2024 RUSH LAUREN B	2019-06-24	
2025 RUSH LAUREN B	2019-06-24	
2026 RUSH LAUREN B	2019-06-24	BELTS 1/2 VAC ALLEY 2
630 N MAIN ST	1WD	
	$85,000	
KENTON OH 43326		
2027 JORDAN LEANN	2025-07-01	
630 N MAIN ST	1WD	
KENTON OH 43326		
2028 DAVIS BROCK FREMONT	2026-07-23	
630 N MAIN ST	1WD	
KENTON OH 43326		

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

	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	8110	8110	8110	8110		8110	8110	8110
Bldg100%	117710	117710	117710	117710		117710	159400	159390
Totl100%	125830t	125830t	125830t	125830t		125830t	167510t	167500t
Cauv100%								
Tax Value:								
Land 35%	2840	2840	2840	2840		2840	2840	2840
Bldg 35%	41200	41200	41200	41200		41200	55790	55790
Totl 35%	44040t	44040t	44040t	44040t		44040t	58630t	58620t
Hmstd35%								
Owner Oc	38.98	38.94	38.82	38.82	38.82			
Hmstd RB								
Net Tax	1771.78	1876.68	1864.16	1864.16	1864.16			
Sp-Asmnt	25.00	21.00	24.00	24.00				

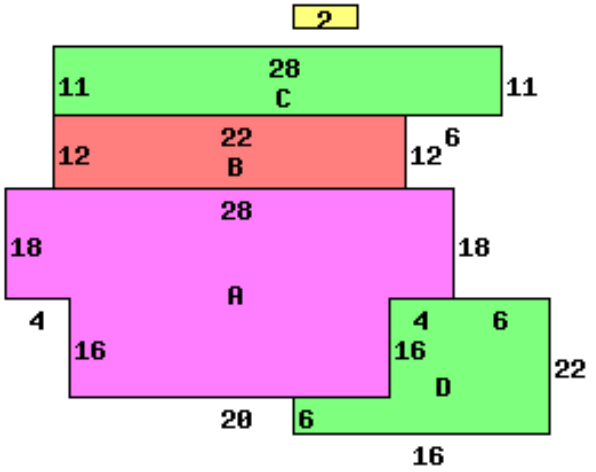
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		824		a	*MAIN
1	F/C	A		264		b	ADDTN
	OFP	P		308	9240	c	PORCH
	OFP	P		256	7680	d	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
276	1	2026-07-23	DAVIS BROCK FREMONT	1WD		225000	8110	117710
279	1	2025-07-01	JORDAN LEANN	1WD		204000	8110	117710
260	1	2019-06-24	RUSH LAUREN B	1WD		85000	6770	71260
71	1	2019-03-07	BLACK JANICE I	1CT	*	0	6770	71260

Year	Land	Bldg	Total	Net Tax
2022	2490	29940	32430	1483.46
2021	2490	29940	32430	1488.96

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				



630 N MAIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1088	104670
	Full Upper	FRAME	824	58490
	Basement		824	15410
	Subtotal			178570
Shingle	Roof	GABLE		

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

Plumbing	1400
Extra Features	16920
Total Value	196890
PUB SIDEWALK	
Neighborhood:	
Code:	3720
Dwl/Gar/NC%	1.3000

	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		1912		C	OLD/GD	196890	.40		153570
2	Garage	F	18X23	414		C	1999AV	9940	.55		5820

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	48.4000	48.00	132	94	180	169	8110	8110

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

36-650010.0000-v082020R