

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-650041.0000
W83

RES
2025

sale

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

2022 YANKEE DAVID M	2015-04-21
2023 YANKEE DAVID M	2015-04-21
2024 YANKEE DAVID M	2015-04-21
2025 YANKEE DAVID M	2015-04-21 WAYNE HTS 11
643 N CHERRY ST	1FD
KENTON OH 43326	\$95,000

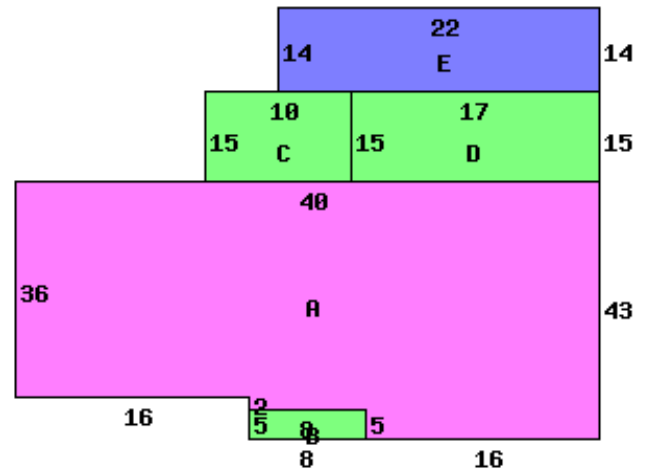
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	3940	4490	4490	4490	4490
Land100%	122310	146830	146830	146830	146840
Bldg100%	126260t	151310t	151310t	151310t	151330t
Totl100%					
Cauvl00%					
Tax Value:					
Land 35%	1380	1570	1570	1570	1570
Bldg 35%	42810	51390	51390	51390	51390
Totl 35%	44190t	52960t	52960t	52960t	52970t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2064.26	2177.52	2303.62	2288.44	
Sp-Asmnt	21.00	25.00	21.00	24.00	

SHB+ 1 B	CONS F	TYPE M	FACT	SQ-FT 1568	VALUE	a *MAIN
	OFF P			40	1200	b PORCH
	PAT P			150	450	c PORCH
	EBW P			255	10200	d PORCH
	F G			308	7390	e GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
174	1	2015-04-21	YANKEE DAVID M	1FD	95000	5200	51260
108	1	2006-02-27	BROWN SUE A	1WD	78000	5910	106110
704	1	1996-11-12	BONDI FRANK J & ELLA BET	1WD	80000	5630	57660

Year	Land	Bldg	Total	Net Tax
2021	1380	42810	44190	2071.76
2020	1380	42810	44190	1799.52

p r o j e c t		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



643 N CHERRY ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	Main	FRAME 1568 123200
	Basement	1568 29010
	Subtotal	152210
Shingle	Roof	GABLE
B 1 2 U A		
Plaster/Drywall	P	700 sq ft
Floor/Carpet	X	Basement Finish 7670
Number of Rooms	1 5	Fireplaces 4000
Bedrooms	3	Air Conditioning 2780
		Plumbing 1400
		Garages and Carports 7390
Fireplace		Extra Features 11850
Openings	2	Total Value 187300
Stacks	1	
Central Heat	A	PUB PAVED ST/RD
FORCED AIR		
Central A/C	A	Neighborhood:
Plumbing		Code: 3620
Standard	1	Dwl/Gar/NC% 1.1200
Extra Fixture	2	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 B F	FtxFt	Area	Grade	Cond	Value	Value
		2268	2268	C	OLD/VG	187300	146840
front lot	acres/	effective	depth	depth	actual	extended	true
	frontage	frontage	factor	factor	rate	value	value
	44.0000	44.00	109	85	120	4490	4490