PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-650041.0000 RES
W83 2026

sale

2023 YANKEE DAVID M	2015-04-21	
2024 YANKEE DAVID M	2015-04-21	
2025 YANKEE DAVID M	2015-04-21	
2026 YANKEE DAVID M	2015-04-21	WAYNE HTS 11
643 N CHERRY ST	1FD	
	$95,000	
KENTON OH 43326		

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

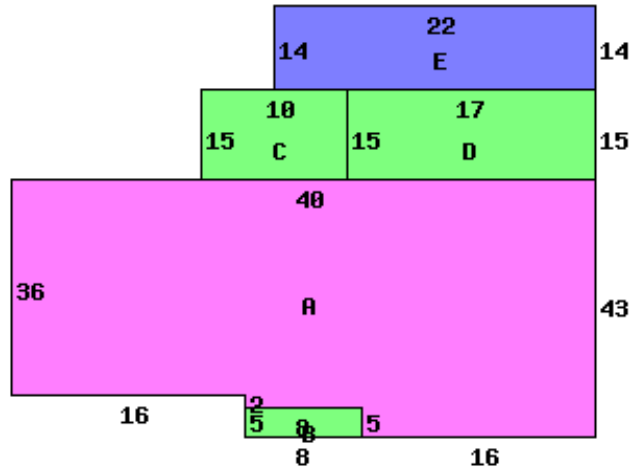
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4490	4490	4490	4490		4490	5140	5150
Bldg100%	146830	146830	146830	146830		146830	203230	203220
Totl100%	151310t	151310t	151310t	151310t		151310t	208370t	208370t
Cauv100%								
Tax Value:								
Land 35%	1570	1570	1570	1570		1570	1800	1800
Bldg 35%	51390	51390	51390	51390		51390	71130	71130
Totl 35%	52960t	52960t	52960t	52960t		52960t	72930t	72930t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2177.52	2303.62	2288.44	2288.44	2288.44			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1568		a	*MAIN
	OFP	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
2022	1380	42810	44190	2064.26
2021	1380	42810	44190	2071.76

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			



643 N CHERRY ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
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	Basement Finish	7670
Floor/Carpet	X		Fireplaces	4000
Number of Rooms	1 5		Air Conditioning	2780
Bedrooms	3		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%	1.5500
Extra Fixture	2			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		2268		C	OLD/VG	187300	.30		203220

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	44.0000	44.00	109	85	138	117	5150	5150

Call Back: Sign: PSN Date: 2015-04-08 Lister: