PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-650061.0000 RES
W86 2026

sale

2023 TITUS JASON & STARLA	2012-07-13	
2024 STALDER STEVEN G & OL	2023-11-22	
2025 STALDER STEVEN G & OL	2023-11-22	
2026 STALDER STEVEN G & OLIV	2023-11-22	WAYNE HTS PT VAC ALLEY
640 N CHERRY ST	1SD	20-21
	$162,500	
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%	10110	10110	10110	10110		10110	11630	11620
Bldg100%	121110	121110	121110	121110		121110	167600	167610
Totl100%	131230t	131230t	131230t	131230t		131230t	179230t	179230t
Cauv100%								
Tax Value:								
Land 35%	3540	3540	3540	3540		3540	4070	4070
Bldg 35%	42390	42390	42390	42390		42390	58660	58660
Totl 35%	45930t	45930t	45930t	45930t		45930t	62730t	62730t
Hmstd35%								
Owner Oc	40.64							
Hmstd RB	368.96							
Net Tax	1478.88	1997.82	1984.66	1984.66	1984.66			
Sp-Asmnt	32.00	24.00	27.00	27.00				

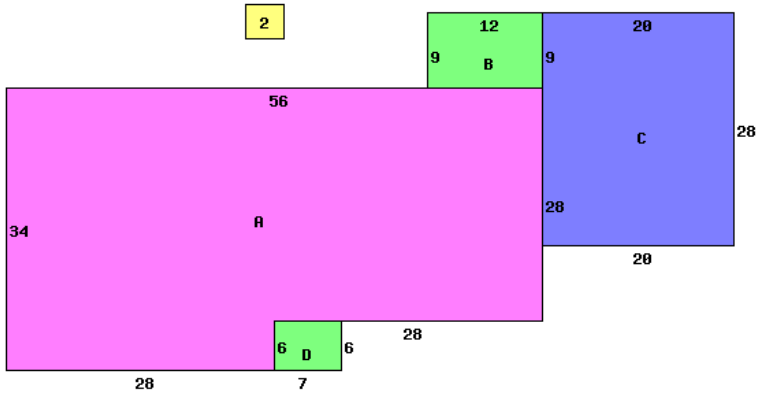
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1736		a	*MAIN
	OFP	P		108	3240	b	PORCH
	F2	G		560	13440	c	GRAGE
	STP	P		42	170	d	PORCH

#: 62 L/W
gas fireplace
366500620000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
513	1	2023-11-22	STALDER STEVEN G & OLIVIA	1SD		162500	10110	121110
409	1	2023-09-29	TITUS JASON M & STARLA M	1AF	*	0	8860	117570
289	1	2012-07-13	TITUS JASON & STARLA WEST	1AF	*	0	11660	100600
173	1	2005-05-12	TITUS JASON & STARLA WES	1QC	*	0	12060	81800
534	1	1993-06-21	TITUS ORA M & EUNICE	1FD		82000	0	58110

Year	Land	Bldg	Total	Net Tax
2022	3100	41150	44250	1623.94
2021	3100	41150	44250	1629.96

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			



640 N CHERRY ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1736	128260
	Basement		1736	32120
	Subtotal			160380
Shingle	Roof	GABLE		

	B	1	2	U	A		
Plaster/Drywall		X				Air Conditioning	3000
Unfinished Wall	X					Garages and Carports	13440
Floor/Carpet		X				Extra Features	3410
Number of Rooms		1	5			Total Value	180230
Bedrooms			2				
						PUB PAVED ST/RD	
Central Heat			A				
FORCED AIR						Neighborhood:	
Central A/C			A			Code:	3620
Plumbing						Dwl/Gar/NC%	1.5500
Standard		1					

	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		1736		C	OLD/GD	180230	.40		167610
2	Shed	*PP	10X12	120			2001AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		88.00	140	96	138	132	11620	11620

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

36-650061.0000-v082020R