PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-650071.0000 RES
W127 2026

sale

2023 PISTORA TOMAS &	2004-03-29	
2024 PISTORA TOMAS &	2004-03-29	
2025 PISTORA TOMAS &	2004-03-29	
2026 PISTORA TOMAS &	2004-03-29	WAYNE HTS 1/2 VAC ALLEY
635 N HIGH ST	1FD 40-41	
	$120,000	
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%	20230	20230	20230	20230		20230	23310	23320
Bldg100%	133660	133660	133660	133660		133660	189170	189160
Totl100%	153890t	153890t	153890t	153890t		153890t	212490t	212480t
Cauv100%								
Tax Value:								
Land 35%	7080	7080	7080	7080		7080	8160	8160
Bldg 35%	46780	46780	46780	46780		46780	66210	66210
Totl 35%	53860t	53860t	53860t	53860t		53860t	74370t	74370t
Hmstd35%								
Owner Oc	47.66	47.62	47.48	47.48	47.48			
Hmstd RB								
Net Tax	2166.86	2295.14	2279.84	2279.84	2279.84			
Sp-Asmnt	32.00	24.00	27.00	27.00				

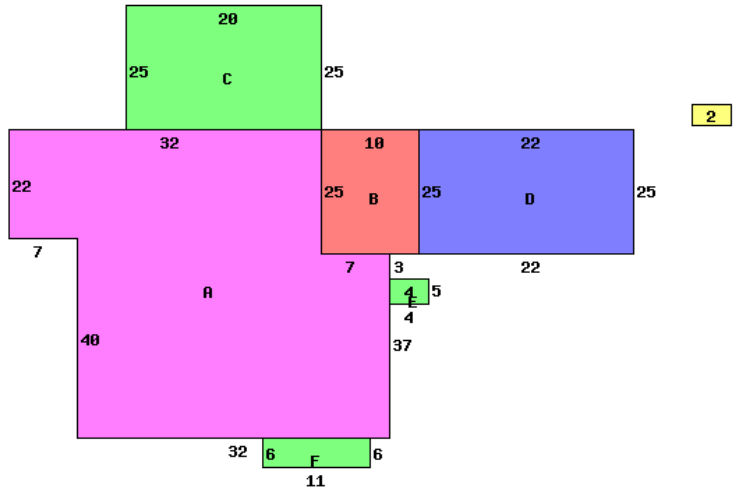
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	B	M		1963		a	*MAIN
1	B/C	A		250		b	ADDTN
	PAT	P		500	1500	c	PORCH
	B2	G		550	15400	d	GRAGE
	OFP	P		20	600	e	PORCH
	OFP	P		66	1980	f	PORCH

#: 72 L/W
366500720000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
156	1	2004-03-29	PISTORA TOMAS &	1FD	120000	12060	88430
296	1	1996-08-02	MACKEY ELIZABETH S	1AF *	0	12710	65400

Year	Land	Bldg	Total	Net Tax
2022	3100	43680	46780	2139.88
2021	3100	43680	46780	2147.86

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		



635 N HIGH ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	2213	162990
	Basement		950	17740
	Subtotal			180730
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall			X		
Panelled Wall			X		
Unfinished Wall	X				
Floor/Hardwood			X		
Floor/Pine			X		
Floor/Carpet			X		
Floor/Concrete	X				
Floor/Tile-Lino			T		
Number of Rooms		3	7		
Bedrooms			3		
Fireplace					
Openings		2			
Stacks		2			
Central Heat			A		
ELECTRIC					
Central A/C			A		
Plumbing					
Standard		1			
Extra 3 Fixture		1			

Fireplaces		4000
Air Conditioning		3870
Plumbing		2100
Garages and Carports		15400
Extra Features		4080
Total Value		210180
PUB PAVED ST/RD		
Neighborhood:		
Code:		3690
Dwl/Gar/NC%		1.5000

	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 B		2213		C	1949GD	210180	.40		189160
2	Shed	*PP	8X10	80			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		88.00	140	96	276	265	23320	23320

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

36-650071.0000-v082020R