

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-660015.0000
E45

RES
2025

sale

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

2022	BROWNE KIERA N	2020-08-13
2023	BROWNE KIERA N	2020-08-13
2024	BROWNE KIERA N	2020-08-13
2024	BROWNE KIERA N	2020-08-13
2025	BROWNE KIERA N	2020-08-13
445 W COLUMBUS ST		PT E 1/2 SE 1/4 32
KENTON OH 43326		1WD
		\$70,000

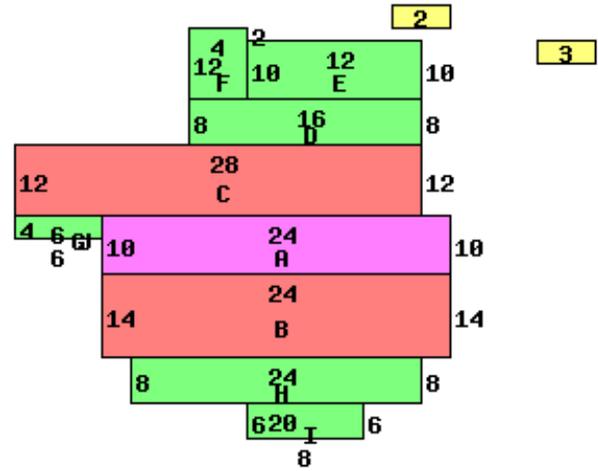
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4140	5940	5940	5940	5950
Bldg100%	66000	80030	80030	80030	80030
Totl100%	70140t	85970t	85970t	85970t	85980t
Cauv100%					
Tax Value:					
Land 35%	1450	2080	2080	2080	2080
Bldg 35%	23100	28010	28010	28010	28010
Totl 35%	24550t	30090t	30090t	30090t	30090t
Hmstd35%					
Owner Oc					
Hmstd RB	1146.82	1237.18	1308.84	1300.22	
Net Tax					
Sp-Asmnt	21.42	21.42	32.74	32.74	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 BA	F	M		240			ADDTN
1TB	F	A		336			ADDTN
1 B	F	A		336			ADDTN
	FFP	P		128	5120	d	PORCH
	WDD	P		120	1800	e	PORCH
	PAT	P		48	140	f	PORCH
	CAN	P		24	190	g	PORCH
	FFP	P		160	6400	h	PORCH
	DK	P		48	720	i	PORCH
	STP	P		24	100	j	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
354	1	2020-08-13	BROWNE KIERA N	1WD	70000	3940	54110
175	1	2016-05-24	ROUTT DONALD J	1WD	59900	4740	44910
8	1	2010-01-12	HODGE DERICK W	1WD *	49900	5490	43060
398	1	2009-09-18	WEAVER PHILLIP L	1WD *	21000	5490	43060
148	1	2009-04-28	CITY FINANCIAL INC	1SH *	25000	5490	43060
91	1	1998-03-05	KELLY SHANNON M	1QC *	0	4940	24540
573	1	1993-06-29	KELLY DENNIS E & SHANNON	1WD	35500	0	24430
482	0	1987-06-15		1WD *	24000	0	24510

Year	Land	Bldg	Total	Net Tax
2021	1450	23100	24550	1150.98
2020	1450	23100	24550	999.72

project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



445 W COLUMBUS ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1T	Sq-Ft	Value
Floor Level	Main	FRAME	912 99880
	Part Upper	FRAME	336 23530
	Qtr Story	FRAME	240 1060
	Basement		912 17030
	Subtotal		141500
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	P D	Air Conditioning	2190
Panelled Wall	X	Extra Features	14470
Unfinished Wall	X	Total Value	158160
Floor/Hardwood	X X		
Floor/Carpet	X	PUB SIDEWALK	
Floor/Concrete	X		
Floor/Tile-Lino	X	Neighborhood:	
Number of Rooms	1 5 3 1	Code:	3670
Bedrooms	3	Dwl/Gar/NC%	1.0900
Central Heat	A		
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 BAF	1248	1248		C	OLD/AV	158160	.55		77580
2 Garage		312	312		C	OLD/FR	7490	.70		2450
3 Shed	*PP	35	35			2012AV	0			0
front lot	acres/ frontage	effective depth	depth factor	actual rate	effective rate	extended value	true value			
	48.0000	48.00	159	103	120	124	5950			5950