

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
		1WD
		\$70,000
	KENTON OH 43326	

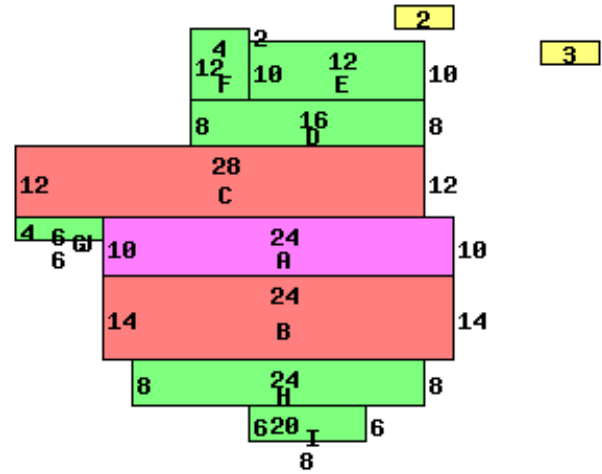
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4140	5940	5940	5940	5950
Bldg100%	66000	80030	80030	80030	80030
Totl100%	70140t	85970t	85970t	85970t	85980t
Cauv100%					
Tax Value:					
Land 35%	1450	2080	2080	2080	2080
Bldg 35%	23100	28010	28010	28010	28010
Totl 35%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

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

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	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 BAF	1248	1248		C	OLD/AV	158160	.55		77580
2 Garage		12X26	312		C	OLD/FR	7490	.70		2450
3 Shed	*PP	6X7	35			2012AV	0			0
front lot	acres/	effective	depth	depth	actual	effective	extended	value	value	value
	frontage	frontage	factor	factor	rate	rate	value			
	48.0000	48.00	159	103	120	124	5950	5950		