PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-660015.0000 RES
E45 2026

sale

2023 BROWNE KIERA N	2020-08-13	
2024 BROWNE KIERA N	2020-08-13	
2025 BROWNE KIERA N	2020-08-13	
2026 BROWNE KIERA N	2020-08-13	PT E 1/2 SE 1/4 32
445 W COLUMBUS ST	1WD	
	$70,000	
KENTON OH 43326		

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

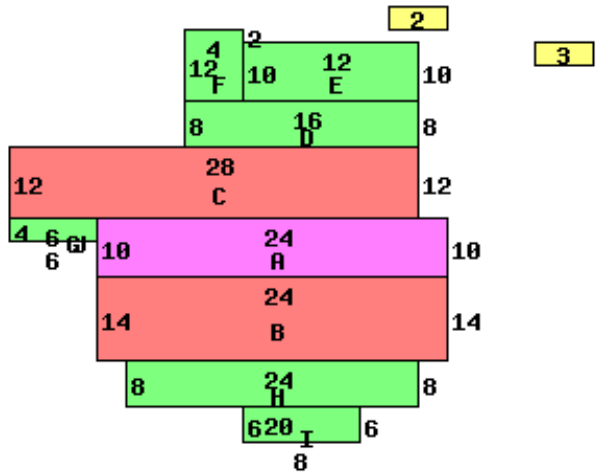
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5940	5940	5940	5940		5940	6830	6820
Bldg100%	80030	80030	80030	80030		80030	110140	110130
Totl100%	85970t	85970t	85970t	85970t		85970t	116970t	116950t
Cauv100%								
Tax Value:								
Land 35%	2080	2080	2080	2080		2080	2390	2390
Bldg 35%	28010	28010	28010	28010		28010	38550	38550
Totl 35%	30090t	30090t	30090t	30090t		30090t	40940t	40930t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1237.18	1308.84	1300.22	1300.22	1300.22			
Sp-Asmnt	21.42	32.74	32.74	32.74				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BA	F	M		240		a	*MAIN
1TB	F	A		336		b	ADDTN
1 B	F	A		336		c	ADDTN
	EFP	P		128	5120	d	PORCH
	WDD	P		120	1800	e	PORCH
	PAT	P		48	140	f	PORCH
	CAN	P		24	190	g	PORCH
	EFP	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:bldg
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	CITI 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			*	24000	0	24510

Year	Land	Bldg	Total	Net Tax
2022	1450	23100	24550	1146.82
2021	1450	23100	24550	1150.98

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

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	912	99880
	Part Upper	FRAME	336	23530
	Qtr Story	FRAME	240	1060
	Basement		912	17030
	Subtotal			141500
Shingle	Roof	GABLE		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 BAF		1248		C	OLD/AV	158160	.55		106760
2	Garage		12X26	312		C	OLD/FR	7490	.70		3370
3	Shed	*PP	6X7	35			2012AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	48.0000	48.00	159	103	138	142	6820	6820

B 1 2 U A

Plaster/Drywall		P D	Air Conditioning	2190
Panelled Wall		X	Extra Features	14470
Unfinished Wall	X	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%	1.5000
Central Heat		A		
FORCED AIR				
Central A/C		A		
Plumbing				
Standard	1			

Call Back: Sign: PSN Date: 2015-04-09 Lister: