

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-660017.0000
E43

RES
2025

sale

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

2022 KOCH KATHY S	2000-11-16
2023 KOCH KATHY S	2000-11-16
2024 KOCH KATHY S	2000-11-16
2025 KOCH ROBERT TRUSTEE	2024-06-18 PT FRACT 48 32
435 W COLUMBUS ST	2WD
KENTON OH 43326	\$0

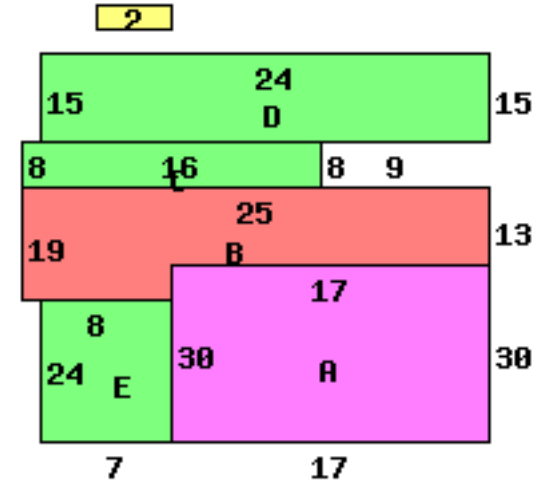
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	3030	4310	4310	4310	4320
Land100%	54140	72690	72690	72690	72690
Bldg100%	57170t	77000t	77000t	77000t	77010t
Totl100%					
Cauvl00%					
Tax Value:					
Land 35%	1060	1510	1510	1510	1510
Bldg 35%	18950	25440	25440	25440	25440
Totl 35%	20010t	26950t	26950t	26950t	26950t
Hmstd35%					
Owner Oc				23.76	
Hmstd RB					
Net Tax	934.74	1108.10	1172.24	1140.76	
Sp-Asmnt	21.14	21.14	31.83	31.83	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		510			
1 B	F	A		373		b	ADDTN
	EFF	P		128	5120	c	PORCH
	PAT	P		360	1080	d	PORCH
	OFF	P		168	5040	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
275	2	2024-06-18	KOCH ROBERT TRUSTEE	2WD *	0	4310	72690
671	1	2000-11-16	KOCH KATHY S	1WD	47000	3430	30630
1042	1	1992-11-10		1WD *	0	0	23800
625	1	1989-07-28		1WD	25000	0	23800

Year	Land	Bldg	Total	Net Tax
2021	1060	18950	20010	938.14
2020	1060	18950	20010	814.86

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



435 W COLUMBUS ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level		
Main	FRAME	883 100640
Full Upper	FRAME	510 43290
Basement		373 7200
Subtotal		151130
Metal Roof	GABLE	
Plaster/Drywall	X X	Extra Features 11240
Panelled Wall	X	Total Value 162370
Unfinished Wall	X	
Floor/Pine	X X	PUB SIDEWALK
Floor/Carpet	X	
Floor/Tile-Lino	X	Neighborhood:
Number of Rooms	5 2	Code: 3670
Bedrooms	1 2	Dwl/Gar/NC% 1.0900
Central Heat	A	
FORCED AIR		
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 F/C	12X16	192	C	162370	.55	.10	71680
2 Garage				D	3690	.75		1010
front lot	48.0000	48.00	84	75	120	90	4320	4320

acres/	effective	depth	actual	effective	extended	true
frontage	frontage	depth	factor	rate	value	value
48.0000	48.00	84	75	120	90	4320