PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-660017.0000 RES
E43 2026

sale

2023 KOCH KATHY S	2000-11-16	
2024 KOCH KATHY S	2000-11-16	
2025 KOCH ROBERT TRUSTEE	2024-06-18	
2026 KOCH ROBERT TRUSTEE	2024-06-18	PT FRACT 48 32
435 W COLUMBUS ST	2WD	
	$0	
KENTON OH 43326		

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

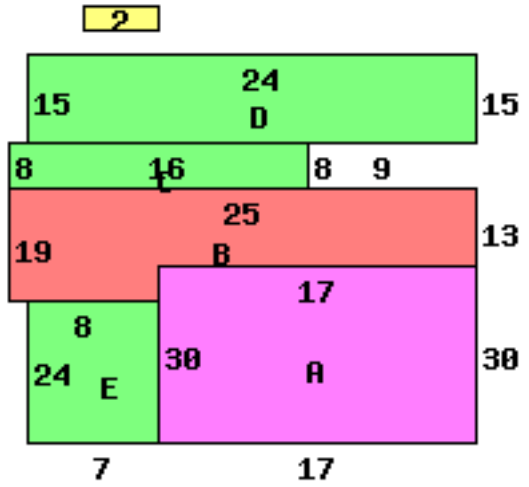
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4310	4310	4310	4310		4310	5000	4990
Bldg100%	72690	72690	72690	72690		72690	100030	100020
Totl100%	77000t	77000t	77000t	77000t		77000t	105030t	105010t
Cauv100%								
Tax Value:								
Land 35%	1510	1510	1510	1510		1510	1750	1750
Bldg 35%	25440	25440	25440	25440		25440	35010	35010
Totl 35%	26950t	26950t	26950t	26950t		26950t	36760t	36750t
Hmstd35%								
Owner Oc			23.76	23.76	23.76			
Hmstd RB								
Net Tax	1108.10	1172.24	1140.76	1140.76	1140.76			
Sp-Asmnt	21.14	31.83	31.83	31.83				

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

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2022	1060	18950	20010	934.74
2021	1060	18950	20010	938.14

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

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	883	100640
	Full Upper	FRAME	510	43290
	Basement		373	7200
	Subtotal			151130
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	
Panelled Wall	X		
Unfinished Wall			X
Floor/Pine	X	X	
Floor/Carpet	X		
Floor/Tile-Lino		X	
Number of Rooms	5	2	
Bedrooms	1	2	
Central Heat	A		
FORCED AIR			
Plumbing			
Standard	1		

Extra Features	11240
Total Value	162370
PUB SIDEWALK	
Neighborhood:	
Code:	3670
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	2 F/C		1393		C	OLD/AV	162370	.55	.10	98640
2	Garage		12X16	192		D	OLD/PR	3690	.75		1380

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	48.0000	48.00	84	75	138	104	4990	4990

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