PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-680008.0000 RES
Z22 2026

sale

2023 ALTVATER DYLAN L & TR	2019-04-16	
2024 ALTVATER DYLAN L & TR	2019-04-16	
2025 SPOHN NICHOLAS	2024-10-04	
2026 SPOHN NICHOLAS	2024-10-04	PT GRAVEYARD LOT 8
127 E NORTH ST	1WD	
	$63,338	
KENTON OH 43326		

2027 SCR REALTY LLC	2025-04-10	
127 E NORTH ST	1WD	
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%	4540	4540	4540	4540		4540	5200	5210
Bldg100%	93600	93600	93600	93600		93600	127290	127280
Totl100%	98140t	98140t	98140t	98140t		98140t	132490t	132490t
Cauv100%								
Tax Value:								
Land 35%	1590	1590	1590	1590		1590	1820	1820
Bldg 35%	32760	32760	32760	32760		32760	44550	44550
Totl 35%	34350t	34350t	34350t	34350t		34350t	46370t	46370t
Hmstd35%								
Owner Oc	30.40	30.36						
Hmstd RB								
Net Tax	1381.96	1463.78	1484.30	1484.30	1484.30			
Sp-Asmnt	21.29	305.04	32.20	32.20				

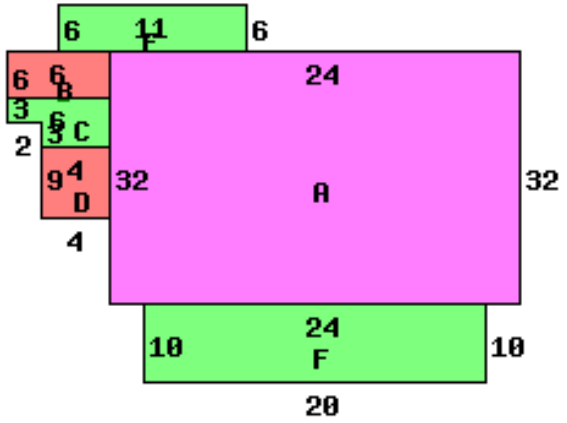
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BQ	F	M		768		a	*MAIN
1	F/C	A		36		b	ADDTN
	OFP	P		30	900	c	PORCH
1	F/C	A		36		d	ADDTN
	EFP	P		66	2640	e	PORCH
	OFP	P		200	6000	f	PORCH

CHIMNEY NOT FUNCTIONAL.

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
140	1	2025-04-10	SCR REALTY LLC	1WD		66000	4540	93600
437	1	2024-10-04	SPOHN NICHOLAS	1WD		63338	4540	93600
141	1	2019-04-16	ALTVATER DYLAN L & TRACY	1SD		74000	3230	60740
187	1	2004-04-12	BAIRD MICHAEL R	1WD		40475	4000	64200
359	1	2003-06-27	FEDERAL HOME LOAN MORTG	1DD		42000	4000	64200
644	1	1996-10-11	WAUGH KERWIN H & MARTHA	1WD		58500	4200	44000
106	1	1989-02-10		1UN	*	0	0	35710
776	1	1988-09-19		1UN	*	0	0	35710

Year	Land	Bldg	Total	Net Tax
2022	1190	26270	27460	1256.10
2021	1190	26270	27460	1260.78

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



127 E NORTH ST 43326

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2Q				
Floor Level	Main	FRAME	840	99520
	Full Upper	FRAME	768	56200
	Qtr Story	FRAME	768	12180
	Basement		630	11950
	Subtotal			179850
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		X
Unfinished Wall	X				
Floor/Hardwood		X	X		
Floor/Carpet				X	
Floor/Concrete	X				
Floor/Tile-Lino		L			
Number of Rooms		1	4	3	2
Bedrooms			2		2
Central Heat		A			
FORCED AIR					
Central A/C			A		
Plumbing					
Standard		1			
Extra 2 Fixture		1			

Air Conditioning	4280
Plumbing	1400
Extra Features	9540
Total Value	195070
PUB SIDEWALK	
Neighborhood:	
Code:	3630
Dwl/Gar/NC%	1.4500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 BQF		1608		C	OLD/AV	195070	.55		127280

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	42.0000	42.00	90	77	161	124	5210	5210

Call Back: Sign: PSN Date: 2015-04-29 Lister: