

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-680008.0000
Z22

RES
2025

sale

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

2022	ALTVATER DYLAN L & TR	2019-04-16
2023	ALTVATER DYLAN L & TR	2019-04-16
2024	ALTVATER DYLAN L & TR	2019-04-16
2025	SPOHN NICHOLAS 127 E NORTH ST	2024-10-04 PT GRAVEYARD LOT 8 LWD
KENTON OH 43326		\$63,338

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	3400	4540	4540	4540	4540
Land100%	75060	93600	93600	93600	93590
Bldg100%	78460t	98140t	98140t	98140t	98130t
Totl100%					
Cauv100%					

2026	SCR REALTY LLC 127 E NORTH ST	2025-04-10 LWD
KENTON OH 43326		

Tax Value:					
Land 35%	1190	1590	1590	1590	1590
Bldg 35%	26270	32760	32760	32760	32760
Totl 35%	27460t	34350t	34350t	34350t	34350t
Hmstd35%					
Owner Oc	26.64	30.40	30.36		
Hmstd RB					
Net Tax	1256.10	1381.96	1463.78	1484.30	
Sp-Asmnt	21.29	21.29	305.04	32.20	

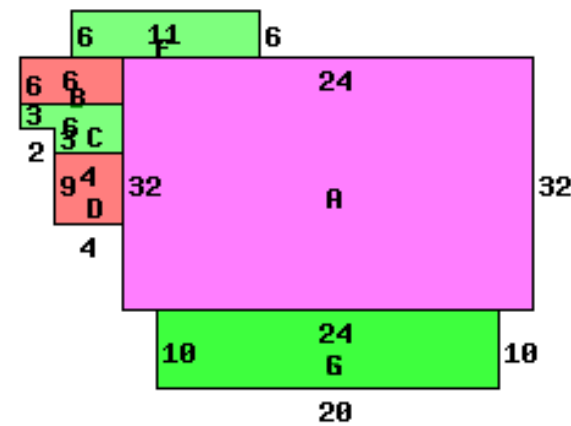
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 BQ	F	M		768			
1	F/C	A		36		b	ADDTN
	OFF	P		30	900	c	PORCH
1	F/C	A		36		d	ADDTN
	OFF	P		66	2640	e	PORCH
	OFF	P		200	6000	f	PORCH
	BAL	P		200	3000	g	PORCH

CHIMNEY NOT FUNCTIONAL.

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

Year	Land	Bldg	Total	Net Tax
2021	1190	26270	27460	1260.78
2020	1190	26270	27460	1091.40

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



127 E NORTH ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2Q	Sq-Ft	Value
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		Air Conditioning 4280
Unfinished Wall	X		Plumbing 1400
Floor/Hardwood	X X		Extra Features 12540
Floor/Carpet		X	Total Value 198070
Floor/Concrete	X		
Floor/Tile-Lino	L		PUB SIDEWALK
Number of Rooms	1 4 3 2		
Bedrooms	2 2		Neighborhood:
			Code: 3630
Central Heat	A		Dwl/Gar/NC% 1.0500
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		
Extra 2 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	2 BQF	FtxFt	1608	Rate	C	Cond	Value	Dpr Dpr	Value
		effective	effective	depth	actual	effective	extended	value	true
front lot	42.0000	42.00	90	77	140	108	4540	4540	