PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-690134.0000 COM
BB13 2024

sale

2021	NARROW GATE DEVELOPME	2015-11-12
2022	WESTVIEW ESTATES KENT	2021-08-30
2023	WESTVIEW ESTATES KENT	2021-08-30
2024	WESTVIEW ESTATES KENTON	2021-08-30 SHANAFELTS 5TH
	1255 W NORTH ST	1QC
		$0
	KENTON OH 43326	

Eff Rate: – 57.86 — 57.45 — 53.98 — 56.47 — a/r

Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	415	415	415	415	415
Acres	7.3000	7.3000	7.3000	7.3000	
Land100%	85890	85890	114510	114510	114500
Bldg100%	208660	208660	229460	229460	229450
Totl100%	294540t	294540t	343970t	343970t	343950t
Cauv100%					
Tax Value:					
Land 35%	30060	30060	40080	40080	40080
Bldg 35%	73030	73030	80310	80310	80310
Totl 35%	103090t	103090t	120390t	120390t	120380t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	5964.56	5922.68	6498.18	6798.18	
Sp-Asmnt	655.28	655.28	655.28	517.08	

366901350000 -142
366901780000 -193
366902030000
366902140000
366901850100

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
383	1	2021-08-30	WESTVIEW ESTATES KENTON I	1QC *	0	85890	208660
592	1	2015-11-12	NARROW GATE DE	1TD	1100000	95340	199060
681	1	1997-12-05	SCANLAND CHARLES E REVOC	1WD *	0	105800	175510

Year	Land	Bldg	Total	Net Tax
2020	30060	73030	103090	5332.06
2019	30060	73030	103090	5257.96

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2024			
500 HARDIN COUNTY LANDFILL	XA/2024			

1

1255 W NORTH 43326

Neighborhood:
Code: 3670
Dwl/Gar/NC% 1.0900

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MH SITES	* 65 UN		0	70.60	C	1960AV	458900	.50		229450

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.0000				20000		20000	20000
site value	6.3000				15000		94500	94500

Call Back: Sign: PSN Date: 2015-01-14 Lister: 36-690134.0000-v082020R