PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-690134.0000 COM
BB13 2026

sale

2023 WESTVIEW ESTATES KENT	2021-08-30	
2024 WESTVIEW ESTATES KENT	2021-08-30	
2025 WESTVIEW ESTATES KENT	2021-08-30	
2026 WESTVIEW ESTATES KENTON	2021-08-30	SHANAFELTS 5TH
1255 W NORTH ST	1QC	
	$0	
KENTON OH 43326		

Eff Rate:– 53.98 — 56.47 — 56.17 — 56.17 — a/r

	2023	2024	2025	2026	2026	2027	CAMA
Tax Year							
Prop Cls	415	415	415	415	415	415	415
Acres	7.3000	7.3000	7.3000	7.3000			
Land100%	114510	114510	114510	114510	114510	137400	137400
Bldg100%	229460	229460	229460	229460	229460	275340	275340
Totl100%	343970t	343970t	343970t	343970t	343970t	412740t	412740t
Cauv100%							
Tax Value:							
Land 35%	40080	40080	40080	40080	40080	48090	48090
Bldg 35%	80310	80310	80310	80310	80310	96370	96370
Totl 35%	120390t	120390t	120390t	120390t	120390t	144460t	144460t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	6498.18	6798.18	6762.64	6762.64			
Sp-Asmnt	655.28	517.08	517.08	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
2022	30060	73030	103090	5922.68
2021	30060	73030	103090	5964.56

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

1

1255 W NORTH 43326

Neighborhood:
Code: 4444
Dwl/Gar/NC% 1.2000
lot/hmsite% 1.2000
res-ag:lnd% 1.2000
ag-t:c/p/w% 1.2000
ag-t:other% 1.2000
ag:outbldg% 1.2000

	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		275340

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.0000				20000		20000	24000
site value	6.3000				15000		94500	113400

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