

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-690155.0000  
G54

RES  
2025

sale

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

2022	BROADSTONE TOSHA	2020-12-18
2023	BROADSTONE TOSHA	2020-12-18
2024	BROADSTONE TOSHA	2020-12-18
2025	BROADSTONE TOSHA	2020-12-18
404 SCOTT AVE		SHANAFELTS 5TH 32
KENTON OH 43326		IDD
		\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	7710	11090	11090	11090	11090
Land100%	84630	93860	93860	93860	93850
Bldg100%	92340t	104940t	104940t	104940t	104940t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	2700	3880	3880	3880	3880
Bldg 35%	29620	32850	32850	32850	32850
Totl 35%	32320t	36730t	36730t	36730t	36730t
Hmstd35%					
Owner Oc	31.36	32.50	32.48	32.38	
Hmstd RB					
Net Tax	1478.42	1477.70	1565.18	1554.74	
Sp-Asmnt	23.32	23.32	33.48	33.48	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	B	F	M	1200			
1		F/C	A	204			b
1		F/C	A	136			c
		DK	P	96	1440		d
		FAT	P	80	240		e

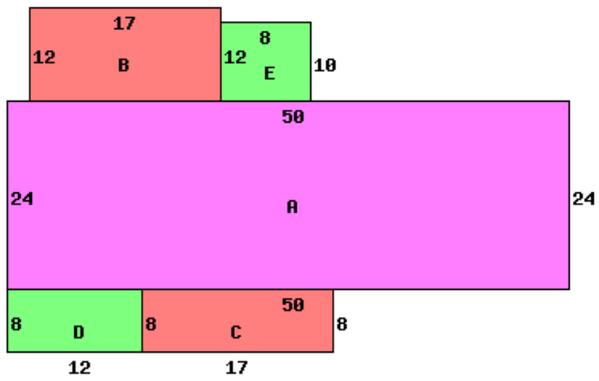
#: 156, L/W  
gas fireplace  
366901560000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
517	1	2020-12-18	BROADSTONE TOSHA	IDD	0	7710	84630
362	1	1995-05-04	BROADSTONE GARLAND E	WD	44500	4800	28200
1050	1	1993-10-22	JONES MICHAEL S SR AND	1WD	15500	0	33000
62	0	1986-01-28		*	0	0	23400

Year	Land	Bldg	Total	Net Tax
2021	2700	29620	32320	1483.94
2020	2700	29620	32320	1316.14

Project  
902 MAIN DISTRICT CONSERVANCY XA/2025  
500 HARDIN COUNTY LANDFILL XA/2025

2



404 SCOTT AVE 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1540 121630
	Basement		600 11420
	Subtotal		133050
Shingle	Roof	GABLE	
B 1 2 U A			
Plaster/Drywall	X	Air Conditioning	2620
Unfinished Wall	X	Plumbing	2100
Floor/Hardwood	X	Extra Features	1680
Floor/Carpet	X	Total Value	139450
Floor/Concrete	X		
Floor/Tile-Lino	X	PUB PAVED ST/RD	
Number of Rooms	1 6		
Bedrooms	3	Neighborhood:	
		Code:	3670
Central Heat	A	Dwl/Gar/NC%	1.0900
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		
Extra 3 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	Area	Rate	Grade	Cond	Value	Dpr	Dpr
2 Garage	F	25X40	1000	C-	1950GD	125510	.40	82080
				C	1999AV	24000	.55	11770
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
	99.2500	99.00	130	93	120	112	11090	11090

Plaster/Drywall	X	Air Conditioning	2620
Unfinished Wall	X	Plumbing	2100
Floor/Hardwood	X	Extra Features	1680
Floor/Carpet	X	Total Value	139450
Floor/Concrete	X		
Floor/Tile-Lino	X	PUB PAVED ST/RD	
Number of Rooms	1 6		
Bedrooms	3	Neighborhood:	
		Code:	3670
Central Heat	A	Dwl/Gar/NC%	1.0900
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		
Extra 3 Fixture	1		

Call Back:

Sign: PSN Date: 2015-02-19 Lister:

36-690155.0000-v082020R