PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-710007.0000 RES
F127 2026

sale

2023 HARSHFIELD MATTHEW A	2008-07-03	
2024 HARSHFIELD MATTHEW A	2008-07-03	
2025 HARSHFIELD MATTHEW A	2008-07-03	
2026 HARSHFIELD MATTHEW A	2008-07-03	SHANAFELTS 4TH PT 73-74
435 N OAK ST	1QC	
	$0	
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%	8830	8830	8830	8830		8830	10140	10150
Bldg100%	52340	52340	52340	52340		52340	72030	72020
Totl100%	61170t	61170t	61170t	61170t		61170t	82170t	82170t
Cauv100%								
Tax Value:								
Land 35%	3090	3090	3090	3090		3090	3550	3550
Bldg 35%	18320	18320	18320	18320		18320	25210	25210
Totl 35%	21410t	21410t	21410t	21410t		21410t	28760t	28760t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	880.32	931.28	925.14	925.14	925.14			
Sp-Asmnt	21.68	29.53	29.53	29.53				

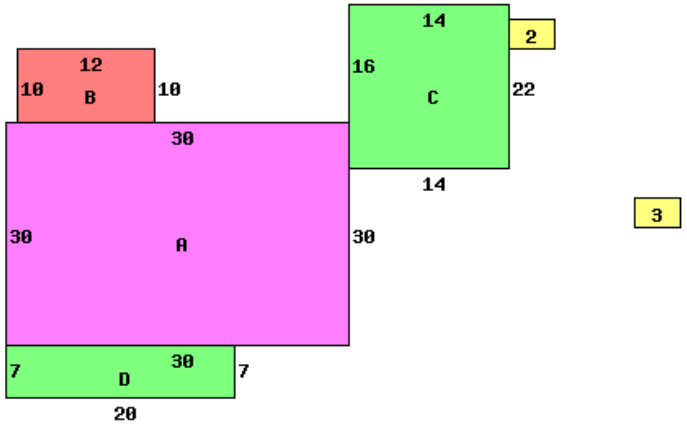
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		900		a	*MAIN
1	F/C	A		120		b	ADDTN
	CVP	P		308	7080	c	PORCH
	OFP	P		140	4200	d	PORCH

#: 8, L/W
367100080000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
246	1	2008-07-03	HARSHFIELD MATTHEW A	1QC	*	0	4970	40030
60	1	1998-02-02	HARSHFIELD MATTHEW A & H	1WD		20000	4800	27690
1060	1	1995-10-30	PATRICK LACY L & BRENDA	1WD		20000	4800	26600
223	0	1986-04-07			*	0	0	25430

Year	Land	Bldg	Total	Net Tax
2022	2140	14080	16220	757.68
2021	2140	14080	16220	760.46

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



435 N OAK ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1020	102660
	Subtotal			102660
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Extra Features	11280
Panelled Wall	X	Total Value	113940
Floor/Carpet	X		
Floor/Tile-Lino	L	PUB PAVED ST/RD	
Number of Rooms	7	PUB ALLEY	
Bedrooms	2		
		Neighborhood:	
Central Heat	A	Code:	3670
FORCED AIR		Dwl/Gar/NC%	1.5000
Plumbing			
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1020		D+	OLD/AV	96850	.55		65370
2	Garage		22X24	528		C	1973AV	12670	.65		6650
3	Shed	*NV	8X10	80			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		94.00	92	78	138	108	10150	10150

Call Back: Sign: PSN Date: 2015-12-04 Lister: 36-710007.0000-v082020R