PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-720031.0000 RES
S22 2026

sale

2023 BRENNER ROSALYN	2022-08-16	
2024 BRENNER ROSALYN	2022-08-16	
2025 BRENNER ROSALYN	2022-08-16	
2026 BRENNER ROSALYN	2022-08-16	KENTON HTS SUB W 1/2 19-
823 SUMMIT ST	1AF 20	
	$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%	15510	15510	15510	15510		15510	17910	17900
Bldg100%	112430	112430	112430	112430		112430	155260	155250
Totl100%	127940t	127940t	127940t	127940t		127940t	173170t	173150t
Cauv100%								
Tax Value:								
Land 35%	5430	5430	5430	5430		5430	6270	6270
Bldg 35%	39350	39350	39350	39350		39350	54340	54340
Totl 35%	44780t	44780t	44780t	44780t		44780t	60610t	60600t
Hmstd35%								
Owner Oc	39.62	39.58	39.48	39.48	39.48			
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	1432.62	1490.64	1465.82	1465.82	1465.82			
Sp-Asmnt	50.00	42.00	45.00	45.00				

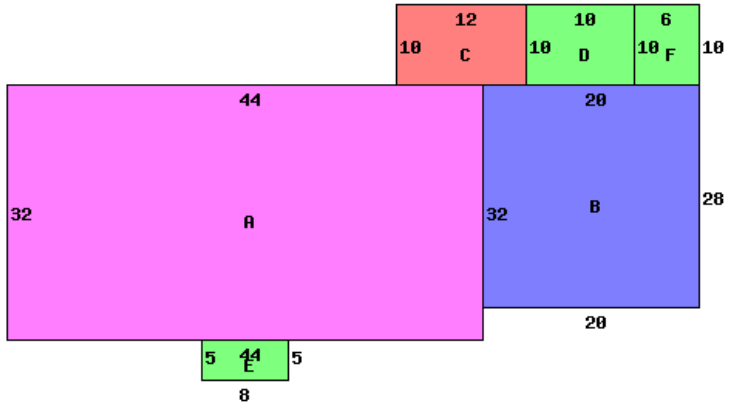
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1408		a	*MAIN
	F2	G		560	13440	b	GRAGE
1	F	A		120		c	ADDTN
	OFP	P		100	3000	d	PORCH
	STP	P		40	160	e	PORCH
	PAT	P		60	180	f	PORCH

#: 32, L/W
gas fireplace
367200320000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
384	1	2022-08-16	BRENNER ROSALYN	1AF *	0	11660	101830
487	1	2013-10-08	BRENNER JIM A & ROSALYN	1SD	110000	15800	65510
303	1	2009-07-21	MUSSELMAN JASON M & LURA	1SD	85900	15570	73000
208	1	2009-07-21	WILSON BETTY L	1AF *	0	15570	73000
442	1	2007-11-07	WILSON CHARLES W & BETTY	1SD *	0	14630	63370

Year	Land	Bldg	Total	Net Tax
2022	4080	35640	39720	1416.68
2021	4080	35640	39720	1421.96

project			ben acres	/ %	factor
131	BLANCHARD RIVER MAINT	XA/2025			
235	KELLOGG #983 - BLANCHARD	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			
306	BLOOM #1043 - BLANCHARD	XA/2025			
349	OSBORN-BLANCHARD RIVER	XA/2025			



823 SUMMIT ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1528	120680
	Subtotal			120680
Metal	Roof	GABLE		

B 1 2 U A

Panelled Wall	X	Air Conditioning	2600
Floor/Hardwood	X	Plumbing	2100
Floor/Carpet	X	Garages and Carports	13440
Number of Rooms	5	Extra Features	3940
Bedrooms	2	Total Value	142760
Central Heat	A	PUB PAVED ST/RD	
HOT WATER		PUB SIDEWALK	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	3630
Extra 3 Fixture	1	Dwl/Gar/NC%	1.4500

	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		1528		C	1965VG	142760	.25		155250
2	Shed	*PP	8X10	80			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		100.00	188	111	161	179	17900	17900

Call Back: Sign: PSN Date: 2014-12-02 Lister:

36-720031.0000-v082020R