PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-730076.0000 RES
I39 2026

sale

2023 SHEETS GARY G	2015-03-27	
2024 SHEETS GARY G	2015-03-27	
2025 SHEETS GARY G	2015-03-27	
2026 SHEETS GARY G	2015-03-27	FOREST HTS 76-78
419 S MADISON AVE	1CT	
	$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%	10830	10830	10830	10830		10830	12430	12440
Bldg100%	94660	94660	94660	94660		94660	130970	130980
Totl100%	105490t	105490t	105490t	105490t		105490t	143400t	143420t
Cauv100%								
Tax Value:								
Land 35%	3790	3790	3790	3790		3790	4350	4350
Bldg 35%	33130	33130	33130	33130		33130	45840	45840
Totl 35%	36920t	36920t	36920t	36920t		36920t	50190t	50200t
Hmstd35%								
Owner Oc	32.68	32.64	32.54	32.54	32.54			
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	1116.36	1155.70	1133.14	1133.14	1133.14			
Sp-Asmnt	24.07	33.89	33.89	33.89				

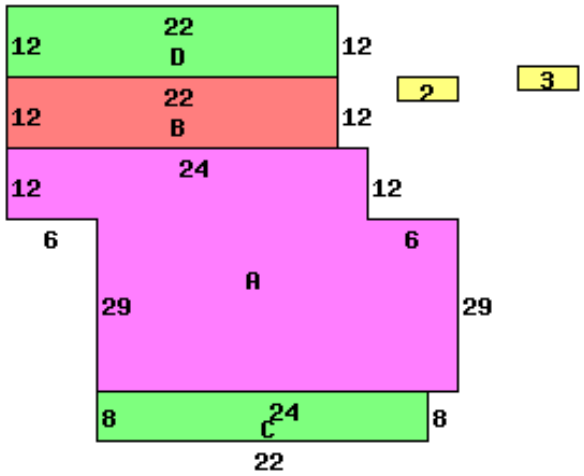
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		984		a	*MAIN
1	F/C	A		264		b	ADDTN
	EFP	P		176	7040	c	PORCH
	OFP	P		264	7920	d	PORCH

#: 77, 78, L/W
367300770000
367300780000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
141	1	2015-03-27	SHEETS GARY G	1CT *	0	12460	38600
87	1	2001-02-21	SHEETS GARY G & GLADYS M	1WD	38900	8540	26630
58	1	2001-02-02	SHEETS BRIAN E	1FD	43000	8540	26630
153	1	1998-04-06	HILL JOHN	1CT *	0	7400	24600

Year	Land	Bldg	Total	Net Tax
2022	3310	22040	25350	759.38
2021	3310	22040	25350	762.20

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



419 S MADISON ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1248	106850
	Subtotal			106850
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	Air Conditioning	2230
Panelled Wall	X	Extra Features	14960
Floor/Pine	X	Total Value	124040
Floor/Carpet	X		
Number of Rooms	5		
Bedrooms	2	Neighborhood:	
		Code:	3620
Central Heat	A	Dwl/Gar/NC%	1.5500
FORCED AIR			
Central A/C	A		
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		1248		C	OLD/GD	124040	.40		115360
2	Garage	F 0	28X30	840		C	2003AV	20160	.50		15620
3	Shed	*PP 0	8X16	128			1970	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot		119.00	121	89	138	123	14640	12440	Excess Fro

Call Back: Sign: PSN Date: 2015-02-25 Lister:

36-730076.0000-v082020R