

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-730079.0000
I40

RES
2025

sale

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

2022 RAUSCH STEPHANIE L	2018-11-21
2023 RAUSCH STEPHANIE L	2018-11-21
2024 RAUSCH STEPHANIE L	2018-11-21
2025 RAUSCH STEPHANIE L	2018-11-21 FOREST HTS 79-80
431 MADISON ST	LWD
KENTON OH 43326	\$79,000

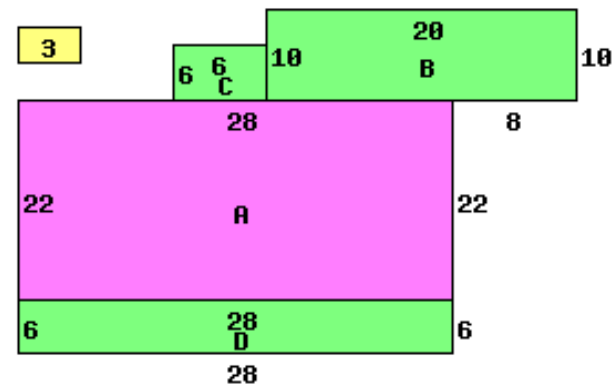
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	6940	7970	7970	7970	7960
Land100%	81540	98690	98690	98690	98690
Bldg100%	88490t	106660t	106660t	106660t	106650t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	2430	2790	2790	2790	2790
Bldg 35%	28540	34540	34540	34540	34540
Totl 35%	30970t	37330t	37330t	37330t	37330t
Hmstd35%	30060	36370	36370	36370	
Owner Oc	29.16	32.18	32.16	32.06	hmstd 2790 l 33580 b
Hmstd RB					
Net Tax	1417.54	1502.70	1591.60	1580.98	
Sp-Asmnt	20.30	20.30	34.00	34.00	

SHB+ 1 B	CONS F	TYPE PAT	FACT DK	SQ-FT 616	VALUE 200	a *MAIN
		M P		200	600	b PORCH
		P P		36	540	c PORCH
		P P		168	5040	d PORCH

367300800000									
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg		
572	1	2018-11-21	RAUSCH STEPHANIE L	LWD	79000	6630	0		
71	1	2018-02-26	CAHILL RUSSELL C	10C	5000	6630	0		
23	1	2006-01-25	DENNIS THOMAS W	10C *	0	6970	53710		
393	1	2002-08-02	SEABERT THERESA E	1FD	35000	6290	38430		

Year	Land	Bldg	Total	Net Tax
2021	2430	28540	30970	1422.82
2020	2430	27630	30060	1194.72

p r o j e c t		ben acres		/ % factor	
902 MAIN DISTRICT CONSERVANCY	XA/2025				
500 HARDIN COUNTY LANDFILL	XA/2025				



431 S MADISON ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	616	82270
	Basement	616	11690
	Subtotal		93960
Metal	B 1 2 U A		
Plaster/Drywall	D	Heating	-780
Wood Joist Frame	X	Air Conditioning	1180
Floor/Hardwood	X	Plumbing	-1400
Floor/Tile-Lino	T	Extra Features	6180
Number of Rooms	1 3	Total Value	99140
Bedrooms	1		
Insulation	X	Neighborhood:	
Central Heat	X	Code:	3620
ELEC/GAS		Dwl/Gar/NC%	1.1200
Central A/C	X		
Plumbing			
Extra 3 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
2 DWELLING	1 B F	14X24	616	C-	2018AV	.04		95940
3 Shed			336	D	2020AV	.15		2750
front lot	acres/ frontage	effective frontage	depth	actual depth	effective rate	extended value	true value	Excess Fro
	80.00	121	89	120	107	8560	7960	