PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-730079.0000 RES
I40 2026

sale

2023 RAUSCH STEPHANIE L	2018-11-21	
2024 RAUSCH STEPHANIE L	2018-11-21	
2025 RAUSCH STEPHANIE L	2018-11-21	
2026 RAUSCH STEPHANIE L	2018-11-21	FOREST HTS 79-80
431 MADISON ST	1WD	
	$79,000	
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%	7970	7970	7970	7970		7970	9140	9150
Bldg100%	98690	98690	98690	98690		98690	135540	135530
Totl100%	106660t	106660t	106660t	106660t		106660t	144690t	144680t
Cauv100%								
Tax Value:								
Land 35%	2790	2790	2790	2790		2790	3200	3200
Bldg 35%	34540	34540	34540	34540		34540	47440	47440
Totl 35%	37330t	37330t	37330t	37330t		37330t	50640t	50640t
Hmstd35%	36370	36370	36370	36370		36370	49670	
Owner Oc	32.18	32.16	32.06	32.06	32.06	hmstd 2790 l	33580 b	
Hmstd RB								
Net Tax	1502.70	1591.60	1580.98	1580.98	1580.98			
Sp-Asmnt	20.30	34.00	34.00	34.00				

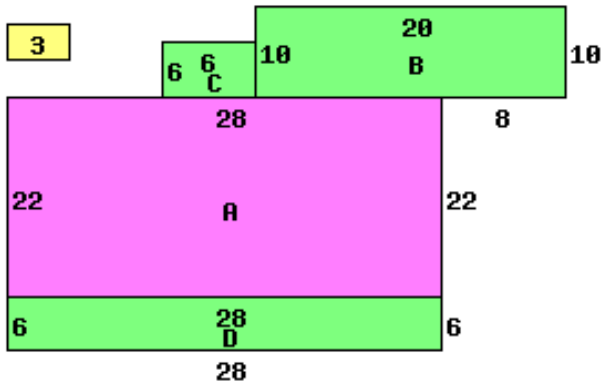
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		616		a	*MAIN
	PAT	P		200	600	b	PORCH
	DK	P		36	540	c	PORCH
	OFP	P		168	5040	d	PORCH

367300800000

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

Year	Land	Bldg	Total	Net Tax
2022	2430	28540	30970	1417.54
2021	2430	28540	30970	1422.82

project		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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	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%	1.5500
Central A/C	X		
Plumbing			
Extra 3 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
2	DWELLING	1 B F		616		C-	2018AV	89230	.04		132780
3	Shed		14X24	336		D	2020AV	3230	.15		2750

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot		80.00	121	89	138	123	9840	9150	Excess Fro

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

36-730079.0000-v082020R