PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-740002.0000 RES
R96 2025

sale

2022	MANNS MATTHEW R	2009-10-26
2023	KNOX LORI B	2022-04-22
2024	KNOX LORI B	2022-04-22
2025	KNOX LORI B	2022-04-22 LONGVIEW HTS 2
	405 ORIENTAL ST	1WD
		$150,000
	KENTON OH 43326	

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	7110	9460	9460	9460	9470
Bldg100%	55940	127860	127860	127860	127850
Totl100%	63060t	137310t	137310t	137310t	137320t
Cauv100%					
Tax Value:					
Land 35%	2490	3310	3310	3310	3310
Bldg 35%	19580	44750	44750	44750	44750
Totl 35%	22070t	48060t	48060t	48060t	48060t
Hmstd35%					
Owner Oc				42.36	
Hmstd RB					
Net Tax	1030.98	1976.06	2090.48	2034.34	
Sp-Asmnt	30.00	35.50	31.50	34.50	

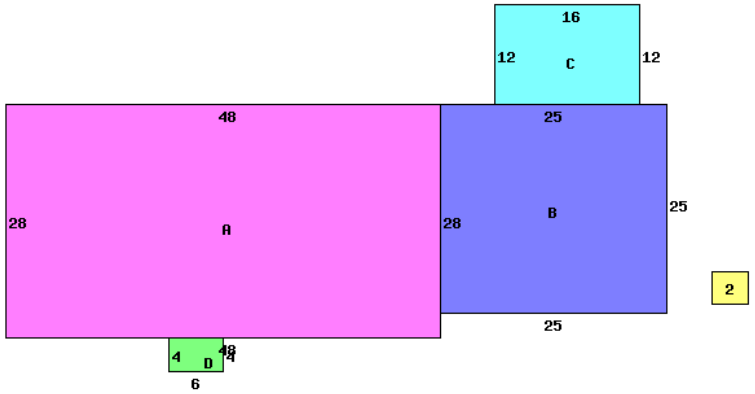
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1344		a	*MAIN
	F2	G		625	15000	b	GRAGE
04	F	O		192	2300	c	OTHER
	STP	P		24	100	d	PORCH

10-2-08 transfer on death to Marilyn K Stout

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
186	1	2022-04-22	KNOX LORI B	1WD		150000	7110	55940
465	1	2009-10-26	MANNS MATTHEW R	1WD	*	71000	10460	82200
293	1	2009-09-28	DYER VIRGINIA & MARILYN K	1AF	*	0	10460	82200
356	1	2008-10-02	DYER CLINTON E & VIRGINI	1TD	*	0	9830	78400
784	1	1993-08-30	DYER CLINTON E & VIRGINI	1WD		59000	0	53110

Year	Land	Bldg	Total	Net Tax
2021	2490	19580	22070	1034.72
2020	2490	19580	22070	898.74

	p r o j e c t		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			



405 ORIENTAL ST 43326

Occupancy 1 Single Family

Story Height 1
Floor Level Main FRAME
Subtotal
Metal Roof GABLE

*DWELLING COMPUTATIONS

	Sq-Ft	Value
	1344	107720
		107720

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	2330
Floor/Hardwood	X	Plumbing	1400
Floor/Carpet	X	Garages and Carports	15000
Floor/Tile-Lino	L	Extra Features	2400
Number of Rooms	5	Total Value	128850
Bedrooms	3		
		PUB PAVED ST/RD	
Central Heat	A		
FORCED AIR		Neighborhood:	
Central A/C	A	Code:	3630
Plumbing		Dwl/Gar/NC%	1.0500
Standard	1		
Extra 2 Fixture	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		1344		C	OLD/VG	128850	.30	-.35	127850
2	Shed	*PP F 0	8X12	96			1985AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	77.0000	77.00	118	88	140	123	9470	9470

Call Back: Sign: PSN Date: 2015-01-12 Lister: 36-740002.0000-v082020R