PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-740021.0000 RES
R103 2026

sale

2023 MCCULLOUGH MATT	2016-10-19	
2024 MCCULLOUGH MATT	2016-10-19	
2025 MCCULLOUGH MATT	2016-10-19	
2026 MCCULLOUGH MATT	2016-10-19	LONGVIEW HTS 21
420 ORIENTAL ST	1WD	SEE PCL 36-740021.01 FOR
	$90,000	REST OF SPECIAL ASSESSMEN
KENTON OH 43326		

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

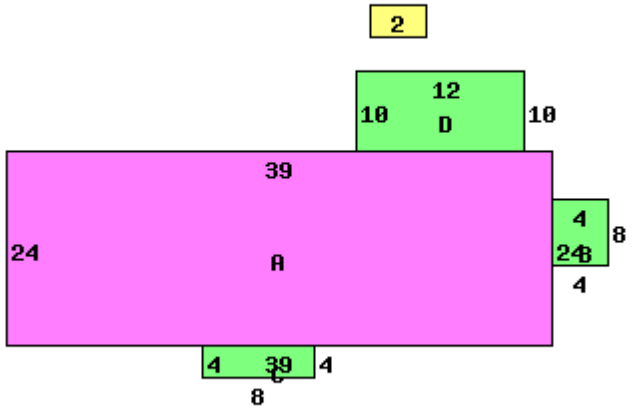
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	10400	10400	10400	10400		10400	12000	12000
Bldg100%	89110	89110	89110	89110		89110	123030	123030
Totl100%	99510t	99510t	99510t	99510t		99510t	135030t	135030t
Cauv100%								
Tax Value:								
Land 35%	3640	3640	3640	3640		3640	4200	4200
Bldg 35%	31190	31190	31190	31190		31190	43060	43060
Totl 35%	34830t	34830t	34830t	34830t		34830t	47260t	47260t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1432.08	1515.02	1505.02	1505.02	1505.02			
Sp-Asmnt	35.50	31.50	34.50	34.50				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		936		a	*MAIN
	OFP	P		32	960	b	PORCH
	OFP	P		32	960	c	PORCH
	DK	P		120	1800	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
470	1	2016-10-19	MCCULLOUGH MATT	1WD	90000	10570	50940
418	1	2004-07-15	OBER BRENDA L	1WD	85000	9830	41970
163	1	2004-04-01	WHITAKER RICHARD E & REB	1	36500	9830	41970
902	1	1989-10-23		1WD	48398	0	36910

Year	Land	Bldg	Total	Net Tax
2022	2730	28750	31480	1470.52
2021	2730	28750	31480	1475.90

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			



420 ORIENTAL ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	936	102510
	Basement		936	17480
	Subtotal			119990
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Extra Features	3720
Unfinished Wall	X	Total Value	123710
Floor/Pine	X		
Floor/Concrete	X	PUB PAVED ST/RD	
Number of Rooms	1 4		
Bedrooms	2	Neighborhood:	
		Code:	3630
Central Heat	A	Dwl/Gar/NC%	1.4500
FORCED AIR			
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 B F		936		C-	OLD/VG	111340	.30		113010
2	Garage	P 0	24X24	576		C	2004AV	13820	.50		10020

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	80.0000	80.00	130	93	161	150	12000	12000

Call Back: Sign: PSN Date: 2016-02-08 Lister:

36-740021.0000-v082020R