PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-740043.0000 RES
R70 2026

sale

2023 LAWRENCE CYNTHIA L	2015-05-19	
2024 LAWRENCE CYNTHIA L	2015-05-19	
2025 LAWRENCE CYNTHIA L	2015-05-19	
2026 LAWRENCE CYNTHIA L	2015-05-19	LONGVIEW HTS 43
725 SUMMIT ST	1WD	SEE 36-740043.01 FOR REST
	$68,000	OF SPECIAL ASSESSMENTS
KENTON OH 43326		

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

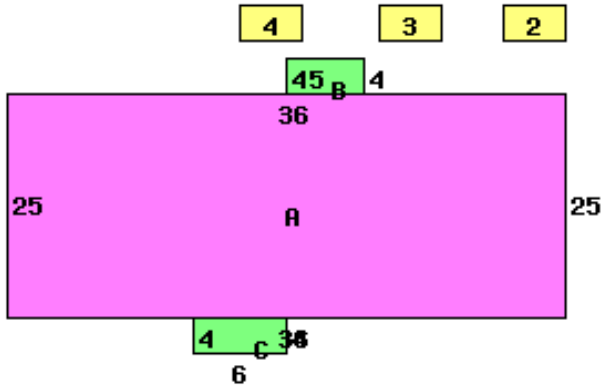
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	10570	10570	10570	10570		10570	12200	12210
Bldg100%	81000	81000	81000	81000		81000	111800	111790
Totl100%	91570t	91570t	91570t	91570t		91570t	124000t	124000t
Cauv100%								
Tax Value:								
Land 35%	3700	3700	3700	3700		3700	4270	4270
Bldg 35%	28350	28350	28350	28350		28350	39130	39130
Totl 35%	32050t	32050t	32050t	32050t		32050t	43400t	43400t
Hmstd35%	32050	32050	31980	31980		31980	43330	
Owner Oc	28.36	28.34	28.20	28.20	28.20	hmstd 3700 l	28280 b	
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	920.46	948.16	927.02	927.02	927.02			
Sp-Asmnt	35.50	31.50	34.50	34.50				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		900		a	*MAIN
	STP	P		20	80	b	PORCH
	STP	P		24	100	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
226	1	2015-05-19	LAWRENCE CYNTHIA L	1WD	68000	10740	42230
487	1	2005-07-25	MANNS BRANDON E	1FD	70000	9970	51770
1090	1	1995-11-06	PFEIFFER VERNON R	1CT *	0	8600	34110

Year	Land	Bldg	Total	Net Tax
2022	2780	26360	29140	932.74
2021	2780	26360	29140	936.22

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			



725 SUMMIT ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	900	102580
	Basement		900	16810
	Subtotal			119390
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X	Air Conditioning	1640
Unfinished Wall	X		Extra Features	180
Floor/Pine		X	Total Value	121210
Floor/Carpet		X		
Number of Rooms	1	4	PUB SIDEWALK	
Bedrooms		2		
			Neighborhood:	
Central Heat		A	Code:	3630
FORCED AIR			Dwl/Gar/NC%	1.4500
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 B F		900		D+	OLD/VG	103030	.30		104580
2	Garage		24X24	576		C	1958AV	13820	.65		7010
3	P	*SV PAT0	18X12	216			OLD/FR	200			200
4	Shed	*PP	8X14	112			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	86.4000	86.00	118	88	161	142	12210	12210

Call Back: Sign: PSN Date: 2015-01-12 Lister: 36-740043.0000-v082020R