PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-740045.0000 RES
R72 2026

sale

2023 KERR JOHN A	1991-08-20	
2024 KERR JOHN A	1991-08-20	
2025 KERR JOHN A	1991-08-20	
2026 KERR JOHN A	1991-08-20	LONGVIEW HTS 45
777 SUMMIT ST	1WD	
	$52,000	
KENTON OH 43326		

2027 RICHARDS KYLE & PAIGE H	2025-11-13	
777 SUMMIT ST	1ED	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

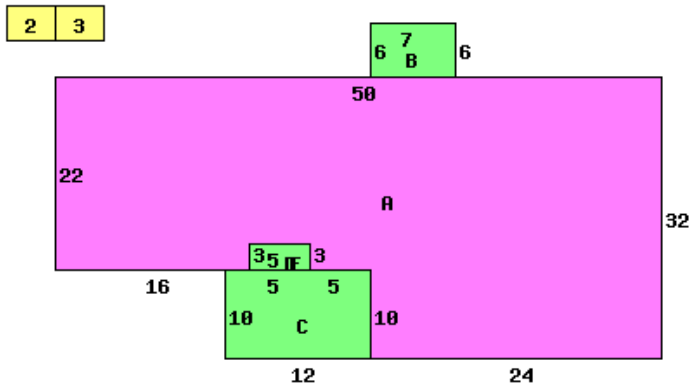
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	10570	10570	10570	10570		10570	12200	12210
Bldg100%	98600	98600	98600	98600		98600	136030	136030
Totl100%	109170t	109170t	109170t	109170t		109170t	148230t	148240t
Cauv100%								
Tax Value:								
Land 35%	3700	3700	3700	3700		3700	4270	4270
Bldg 35%	34510	34510	34510	34510		34510	47610	47610
Totl 35%	38210t	38210t	38210t	38210t		38210t	51880t	51880t
Hmstd35%	38100	38100	38100	38100		38100	51770	
Owner Oc	33.72	33.68	33.58	33.58	33.58	hmstd 3700 l 34400 b		
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	1168.38	1210.78	1187.84	1187.84	1187.84			
Sp-Asmnt	35.50	31.50	34.50	34.50				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1325		a	*MAIN
	EFP	P		42	1680	b	PORCH
	STP	P		120	480	c	PORCH
	RFX	P		15	150	d	PORCH
	STP	P		15	60	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
509	1	2025-11-13	RICHARDS KYLE & PAIGE HAR	1ED	88000	10570	98600
657	1	1991-08-20		1WD	52000	0	49910

Year	Land	Bldg	Total	Net Tax
2022	2780	28350	31130	1023.82
2021	2780	28350	31130	1027.62

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			



777 SUMMIT ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1325	106200
	Basement		1325	24530
	Subtotal			130730
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	286 sq ft	Basement Finish	3320
Unfinished Wall	X		Air Conditioning	2290
Floor/Hardwood	X		Plumbing	1400
Floor/Carpet	X		Extra Features	3195
Number of Rooms	2 5		Total Value	140935
Bedrooms	3			
			PUB SIDEWALK	
Central Heat	A			
FORCED AIR			Neighborhood:	
Central A/C	A		Code:	3630
Plumbing			Dwl/Gar/NC%	1.4500
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 B F		1611		C	1960GD	140940	.37		128750
2	Garage	1 F 0	26X22	572		C	1960AV	13730	.65		6970
3	Car Shed	1 F 0	8X20	160		D	1991FR	1020	.70		310

	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:

36-740045.0000-v082020R