PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-740049.0000 RES
R76 2026

sale

2023 MANNS JARED	2005-08-08	
2024 MANNS JARED	2005-08-08	
2025 MANNS JARED	2005-08-08	
2026 MANNS JARED	2005-08-08	LONGVIEW HTS 49
145 HARDING AVE	1WD	
	$0	
KENTON OH 43326		

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

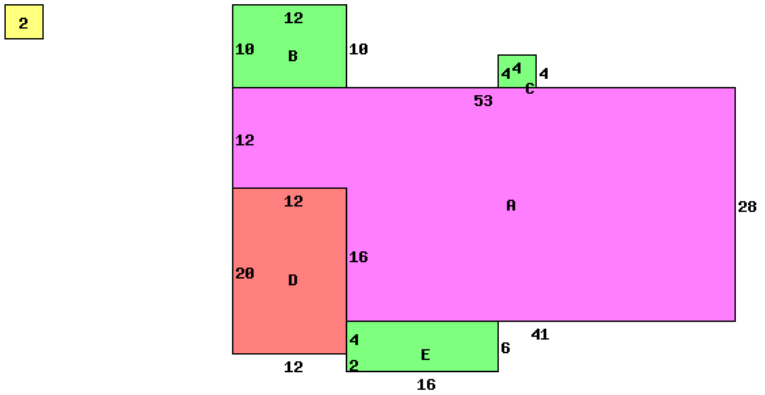
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	10400	10400	10400	10400		10400	12000	12000
Bldg100%	86110	86110	86110	86110		86110	118940	118930
Totl100%	96510t	96510t	96510t	96510t		96510t	130940t	130930t
Cauv100%								
Tax Value:								
Land 35%	3640	3640	3640	3640		3640	4200	4200
Bldg 35%	30140	30140	30140	30140		30140	41630	41630
Totl 35%	33780t	33780t	33780t	33780t		33780t	45830t	45830t
Hmstd35%								
Owner Oc	29.90	29.86	29.78	29.78	29.78			
Hmstd RB								
Net Tax	1359.02	1439.48	1429.86	1429.86	1429.86			
Sp-Asmnt	35.50	31.50	34.50	34.50				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1292		a	*MAIN
	STP	P		120	480	b	PORCH
	STP	P		16	60	c	PORCH
1	F	A		240		d	ADDTN
	DK	P		96	1440	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
288	1	2005-08-08	MANNS JARED	1WD *	0	9830	54660
287	1	2005-08-08	MANNS RANDY J	1AF *	0	9830	54660
983	1	1989-11-20		1WD	52500	0	45800

Year	Land	Bldg	Total	Net Tax
2022	2730	30360	33090	1513.66
2021	2730	30360	33090	1519.26

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			



145 HARDING AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1532	121000
	Subtotal			121000
Metal	Roof	HIP		

B 1 2 U A

Plaster/Drywall	P	Plumbing	1400
Panelled Wall	X	Extra Features	3780
Floor/Hardwood	X	Total Value	126180
Floor/Carpet	X		
Floor/Tile-Lino	L	PUB SIDEWALK	
Number of Rooms	6		
Bedrooms	3	Neighborhood:	
		Code:	3630
Central Heat	A	Dwl/Gar/NC%	1.4500
ELECTRIC			
Plumbing			
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		1532		C	1967GD	126180	.35		118930
2	Shed	*PP F 0	8X12	96			OLD/AV	0			0

	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: 2015-01-12 Lister:

36-740049.0000-v082020R