PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-750012.0000 RES
S08 2026

sale

2023 COATS REBA C	2003-07-31	
2024 COATS REBA C	2003-07-31	
2025 COATS REBA C	2003-07-31	
2026 COATS REBA C	2003-07-31	RESCH MUSGRAVE N PT 11
3 C COURT	4CT	SEE 36-750012.01 FOR REST
	$0	OF SPECIAL ASSESSMENTS
KENTON OH 43326		

2028 ROOT PAUL W IV TRUSTEE	2026-09-29	
3 C COURT	5CT	
KENTON OH 43326		

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

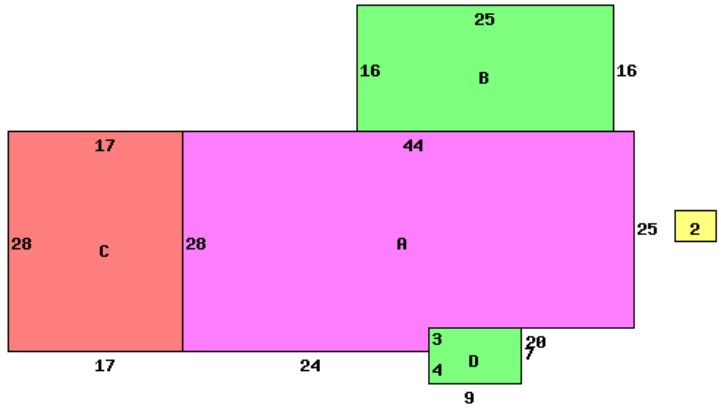
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	15030	15030	15030	15030		15030	17230	17220
Bldg100%	103460	103460	103460	103460		103460	142860	142870
Totl100%	118490t	118490t	118490t	118490t		118490t	160090t	160090t
Cauv100%								
Tax Value:								
Land 35%	5260	5260	5260	5260		5260	6030	6030
Bldg 35%	36210	36210	36210	36210		36210	50000	50000
Totl 35%	41470t	41470t	41470t	41470t		41470t	56030t	56030t
Hmstd35%								
Owner Oc	36.70	36.66	36.56	36.56	36.56			
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	1299.44	1349.60	1325.72	1325.72	1325.72			
Sp-Asmnt	35.13	46.53	49.53	49.53				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1172		a	*MAIN
	DK	P		400	6000	b	PORCH
1	F/C	A		476		c	ADDTN
	STP	P		63	250	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
460	5	2026-09-29	ROOT PAUL W IV TRUSTEE	5CT *	0	15030	103460
369	4	2003-07-31	COATS REBA C	4CT *	0	14170	74000

Year	Land	Bldg	Total	Net Tax
2022	3940	33770	37710	1324.74
2021	3940	33770	37710	1329.66

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			
902	MAIN DISTRICT CONSERVANCY	XA/2025			
306	BLOOM #1043 - BLANCHARD	XA/2025			
349	OSBORN-BLANCHARD RIVER	XA/2025			



3 C COURT 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1648	126440
	Basement		1172	21830
	Subtotal			148270
Shingle	Roof	HIP		

	B	1	2	U	A
Plaster/Drywall		X			
Unfinished Wall	X				
Floor/Hardwood		X			
Floor/Pine		X			
Number of Rooms		2	6		
Bedrooms			4		
Central Heat			A		
Heat Pump			A		
Central A/C			A		
Plumbing					
Standard		1			
Extra 3 Fixture		1			

Air Conditioning	2930	PUB PAVED ST/RD	
Plumbing	2100		
Extra Features	6250	Neighborhood:	
Total Value	159550	Code:	3630
		Dwl/Gar/NC%	1.4500

	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		1648		C	1957AV	159550	.42		134180
2	Garage		24X26	624		C	1960GD	14980	.60		8690

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		105.00	155	102	161	164	17220	17220

Call Back: Sign: PSN Date: 2014-12-02 Lister:

36-750012.0000-v082020R