

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-770001.0000
SS35

RES
2025

sale

Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

2022 GARDNER RICK L	2012-06-05
2023 GARDNER RICK L	2012-06-05
2024 WILLIAMS RYAN A	2023-07-10
2025 WILLIAMS RYAN A	2023-07-10 R PUGHS SUB 1-2-5
405 MARIE AVE	1WD
KENTON OH 43326	\$109,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	18430	28110	28110	28110	28120
Bldg100%	118400	135940	135940	135940	135950
Totl100%	136830t	164060t	164060t	164060t	164070t
Cauv100%					

2027 WILLIAMS RYAN A & GRACE	2026-03-10
405 MARIE AVE	1QC
KENTON OH 43326	

Tax Value:					
Land 35%	6450	9840	9840	9840	9840
Bldg 35%	41440	47580	47580	47580	47580
Totl 35%	47890t	57420t	57420t	57420t	57420t
Hmstd35%					
Owner Oc			50.76	50.62	hmstd 9840 l 47580 b
Hmstd RB					
Net Tax	2237.10	2360.90	2446.86	2430.52	
Sp-Asmnt	27.00	39.00	27.00	33.00	

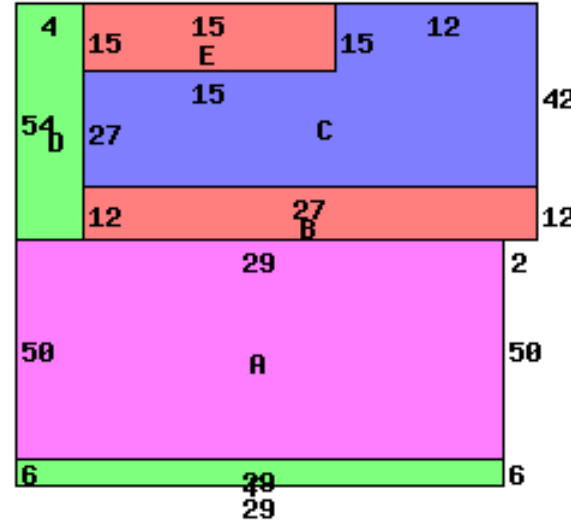
SHB+	CONS	TYPE	FACT	SO-FT	VALUE	a	*MAIN
1	B/C	M		1450			ADDTN
1	F/C	A		324			GRAGE
	F2	G		909	21820		PORCH
	RFX	P		216	2160		ADDTN
1	F/C	A		225			PORCH
	OFF	P		174	5220		

#: 2 TO 5, L/W
367700020000
367700050000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
122	1	2026-03-10	WILLIAMS RYAN A & GRACE A	1QC *	0	28110	135940
275	1	2023-07-10	WILLIAMS RYAN A	1WD	109000	18430	118400
242	1	2012-06-05	GARDNER RICK L	1WD *	63333	18690	95200
187	3	2012-05-16	GARDNER RICK L ETAL	3ct *	0	18690	95200
574	4	1994-06-29	GARDNER PATRICIA A	4CT *	0	0	85710

Year	Land	Bldg	Total	Net Tax
2021	6450	41440	47890	2245.24
2020	6450	41440	47890	1950.18

Project	ben acres	/ %	factor
131 BLANCHARD RIVER MAINT			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023
235 KELLOGG #983 - BLANCHARD			XA/2025



405 MARIE AVE 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1999	146980
Shingle	BRICK	146980
	Main Subtotal	
	Roof	GABLE
Plaster/Drywall	X	Air Conditioning 3540
Floor/Carpet	X	Plumbing 3500
Number of Rooms	7	Garages and Carports 21820
Bedrooms	2	Extra Features 7380
		Total Value 183220
Central Heat	A	
ELECTRIC		PUB PAVED ST/RD
Central A/C	A	
Plumbing		Neighborhood:
Standard	1	Code: 3690
Extra 3 Fixture	1	Dwl/Gar/NC% 1.0600
Extra 2 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B/C		1999		C	1974GD	183220	.30		135950
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	Excess Fro	
	114.0800	114.00	212	114	240	274	31240	28120		

Call Back:

Sign: PSN Date: 2015-02-13 Lister:

36-770001.0000-v082020R