PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-770001.0000 RES
SS35 2026

sale

2023 GARDNER RICK L		2012-06-05
2024 WILLIAMS RYAN A		2023-07-10
2025 WILLIAMS RYAN A		2023-07-10
2026 WILLIAMS RYAN A		2023-07-10 R PUGHS SUB 1-2-5
405 MARIE AVE		1WD
		$109,000
KENTON OH 43326		

2028 WILLIAMS RYAN A & GRACE		2026-03-10
405 MARIE AVE		1QC
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%	28110	28110	28110	28110		28110	32310	32320
Bldg100%	135940	135940	135940	135940		135940	192370	192380
Totl100%	164060t	164060t	164060t	164060t		164060t	224690t	224700t
Cauv100%								
Tax Value:								
Land 35%	9840	9840	9840	9840		9840	11310	11310
Bldg 35%	47580	47580	47580	47580		47580	67330	67330
Totl 35%	57420t	57420t	57420t	57420t		57420t	78640t	78650t
Hmstd35%				57420		57420	57420	
Owner Oc		50.76	50.62	50.62	50.62	hmstd 9840 l 47580 b		
Hmstd RB								
Net Tax	2360.90	2446.86	2430.52	2430.52	2430.52			
Sp-Asmnt	39.00	27.00	33.00	33.00				

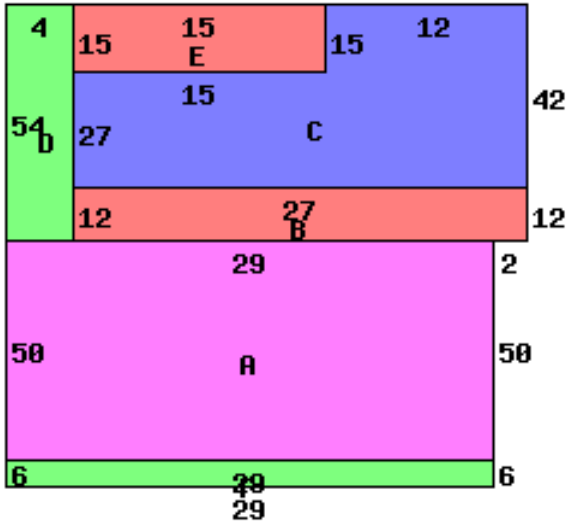
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B/C	M		1450		a	*MAIN
1	F/C	A		324		b	ADDTN
	F2	G		909	21820	c	GRAGE
	RFX	P		216	2160	d	PORCH
1	F/C	A		225		e	ADDTN
	OFP	P		174	5220	f	PORCH

#: 2 TO 5, L/W
367700020000
367700050000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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
2022	6450	41440	47890	2237.10
2021	6450	41440	47890	2245.24

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	1999	146980
	Subtotal			146980
Shingle	Roof	GABLE		

B 1 2 U A

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%	1.5000
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/C		1999		C	1974GD	183220	.30		192380

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot	114.0800	114.00	212	114	276	315	35910	32320	Excess Fro

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

36-770001.0000-v082020R