

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-770008.0000  
SS26

RES  
2025

sale

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

2022 AMWEG WILLIS F TRUSTE	2007-07-31
2023 AMWEG WILLIS F TRUSTE	2007-07-31
2024 BARRETT SCOTT NELSON	2023-12-19
2025 BARRETT SCOTT NELSON	2023-12-19 PUGHS SUB 8
315 CHESNEY ST	1WD
KENTON OH 43326	\$242,000

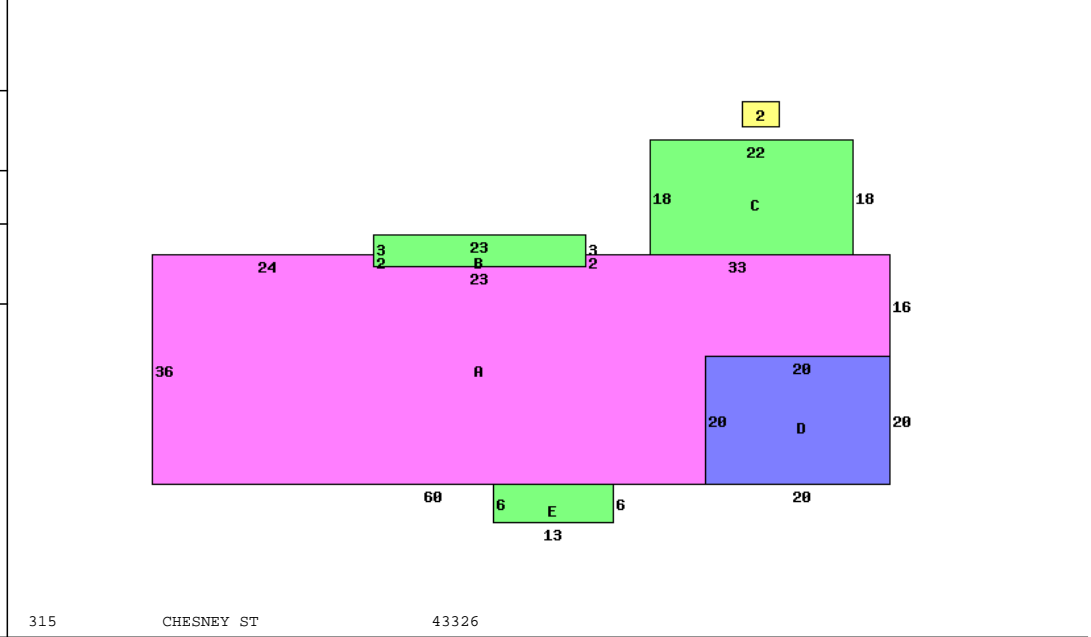
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	15030	22940	22940	22940	22940	22930
Bldg100%	110540	123060	123060	123060	123060	123070
Totl100%	125570t	146000t	146000t	146000t	146000t	146000t
Cauvl00%						
Tax Value:						
Land 35%	5260	8030	8030	8030	8030	8030
Bldg 35%	38690	43070	43070	43070	43070	43070
Totl 35%	43950t	51100t	51100t	51100t	51100t	51100t
Hmstd35%						
Owner Oc	42.64	45.22				
Hmstd RB	400.22	368.96				
Net Tax	1610.20	1686.88	2222.72	2208.08	2208.08	
Sp-Asmnt	21.00	25.00	21.00	24.00		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		2434			
	OFF	P		115	3450	b	PORCH
	PAT	P		396	1190	c	PORCH
	F2	G		400	9600	d	GRAGE
	STP	P		78	310	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
538	1	2023-12-19	BARRETT SCOTT NELSON	1WD	242000	22940	123060
276	1	2023-07-11	RIGDON DAVID	1ED	160000	15030	110540
289	1	2007-07-31	AMWEG WILLIS F TRUSTEE	1OC *		15430	89310
873	1	1988-10-26		1UN *	0	0	73510

Year	Land	Bldg	Total	Net Tax
2021	5260	38690	43950	1616.20
2020	5260	38690	43950	1399.02

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



315 CHESNEY ST 43326

Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value		
Floor Level	Main	FRAME	2434	160230	
Shingle	Subtotal			160230	
	Roof	HIP			
Plaster/Drywall	P		Air Conditioning	4310	
Floor/Hardwood	X		Plumbing	2100	
Floor/Carpet	X		Garages and Carperts	9600	
Number of Rooms	7		Extra Features	5730	
Bedrooms	3		Total Value	181970	
Central Heat	A		PUB SIDEWALK		
ELECTRIC					
Heat Pump	A		Neighborhood:		
Central A/C	A		Code:	3690	
Plumbing			Dwl/Gar/NC%	1.0600	
Standard	1				
Extra 3 Fixture	1				

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 F/C			Grade	Cond	Dpr	Value
2 Shed	*PP F 0	10X13	130		1961AV	200170	123070
					1985AV	0	0
front lot	104.0000	104.00	158	102	240	245	25480
	acres/	effective	depth	actual	effective	extended	true
	frontage	frontage	depth	factor	rate	value	value
							Excess Fro

Call Back: Sign: PSN Date: 2015-02-13 Lister: 36-770008.0000-v082020R