PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-770008.0000 RES
SS26 2026

sale

2023	AMWEG WILLIS F TRUSTE	2007-07-31
2024	BARRETT SCOTT NELSON	2023-12-19
2025	BARRETT SCOTT NELSON	2023-12-19
2026	BARRETT SCOTT NELSON	2023-12-19 PUGHS SUB 8
	315 CHESNEY ST	1WD
		$242,000
	KENTON OH 43326	

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

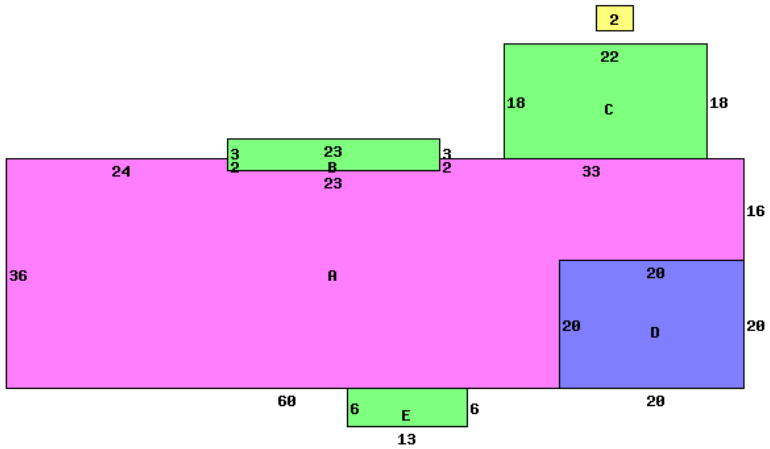
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	22940	22940	22940	22940		22940	26400	26400
Bldg100%	123060	123060	123060	123060		123060	174140	174150
Totl100%	146000t	146000t	146000t	146000t		146000t	200540t	200550t
Cauv100%								
Tax Value:								
Land 35%	8030	8030	8030	8030		8030	9240	9240
Bldg 35%	43070	43070	43070	43070		43070	60950	60950
Totl 35%	51100t	51100t	51100t	51100t		51100t	70190t	70190t
Hmstd35%								
Owner Oc	45.22							
Hmstd RB	368.96							
Net Tax	1686.88	2222.72	2208.08	2208.08	2208.08			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		2434		a	*MAIN
	OFP	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	1QC	*	0	15430	89310
873	1	1988-10-26		1UN	*	0	0	73510

Year	Land	Bldg	Total	Net Tax
2022	5260	38690	43950	1610.20
2021	5260	38690	43950	1616.20

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2434	160230
	Subtotal			160230
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	P	Air Conditioning	4310
Floor/Hardwood	X	Plumbing	2100
Floor/Carpet	X	Garages and Carports	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%	1.5000
Standard	1		
Extra 3 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		2434		C+	1961AV	200170	.42		174150
2	Shed	*PP F 0	10X13	130			1985AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot	104.0000	104.00	158	102	276	282	29330	26400	Excess Fro

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