PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-770009.0000 RES
SS25 2026

sale

2023	HAMILTON PAMELA A	2017-04-28
2024	HAMILTON PAMELA A	2017-04-28
2025	HAMILTON PAMELA A	2017-04-28
2026	HAMILTON PAMELA A	2017-04-28 RE PUGHS SUB DIV 9
	311 CHESNEY ST	1WD
		$67,000
	KENTON OH 43326	

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

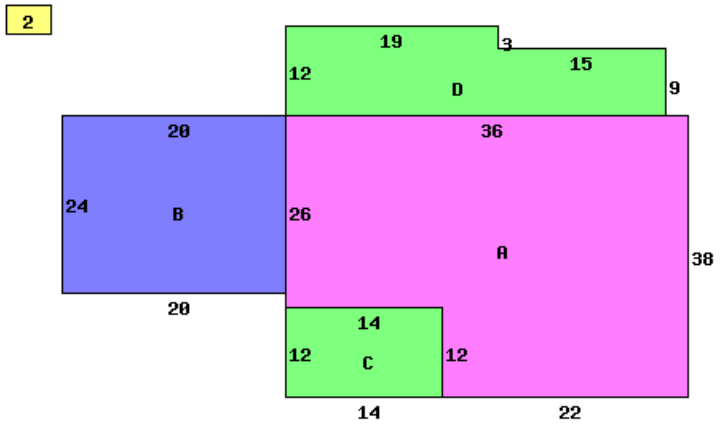
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	12600	12600	12600	12600		12600	14490	14480
Bldg100%	107510	107510	107510	107510		107510	146540	146530
Totl100%	120110t	120110t	120110t	120110t		120110t	161030t	161010t
Cauv100%								
Tax Value:								
Land 35%	4410	4410	4410	4410		4410	5070	5070
Bldg 35%	37630	37630	37630	37630		37630	51290	51290
Totl 35%	42040t	42040t	42040t	42040t		42040t	56360t	56350t
Hmstd35%								
Owner Oc	37.20	37.16	37.06	37.06	37.06			
Hmstd RB								
Net Tax	1691.34	1791.48	1779.50	1779.50	1779.50			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1200		a	*MAIN
	F2	G		480	11520	b	GRAGE
	EFP	P		168	6720	c	PORCH
	DK	P		363	5450	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
188	1	2017-04-28	HAMILTON PAMELA A	1WD	67000	12600	65600
570	1	1997-09-18	MAGANN JOY L	1WD	78000	11030	53800
1027	1	1991-12-12		1WD	62000	0	57800

Year	Land	Bldg	Total	Net Tax
2022	4350	31040	35390	1618.84
2021	4350	31040	35390	1624.88

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		



311 CHESNEY ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1200	106310
	Basement		1200	22360
	Subtotal			128670
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X	816 sq ft	Basement Finish 8890
Panelled Wall	X	X		Plumbing 2800
Unfinished Wall	X			Garages and Carports 11520
Floor/Hardwood		X		Extra Features 12170
Floor/Carpet		X		Total Value 164050
Floor/Tile-Lino	L	T		
Number of Rooms	3	7		PUB PAVED ST/RD
Bedrooms		3		
				Neighborhood:
Central Heat		A		Code: 3640
FORCED AIR				Dwl/Gar/NC% 1.5400
Plumbing				
Standard	1			
Extra 2 Fixture	2			

	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		2016		C	1960AV	164050	.42		146530
2	Shed	*PP F 0	10X10	100			1994AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	75.0000	75.00	168	105	184	193	14480	14480

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

36-770009.0000-v082020R