PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-770014.0000 RES
SS34 2026

sale

2023 LICINSKY KATHY SMITH	2014-12-30	
2024 LICINSKY KATHY SMITH	2014-12-30	
2025 SOMOGYI STEVEN JOSEPH	2024-04-05	
2026 SOMOGYI STEVEN JOSEPH	2024-04-05 RE PUGHS SUB DIV 2	
305 MARIE AVE	1SD	
	$235,000	
KENTON OH 43326		

2028 JARVIS GARRETT PRESTON	2026-08-25	
305 MARIE AVE	1WD	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

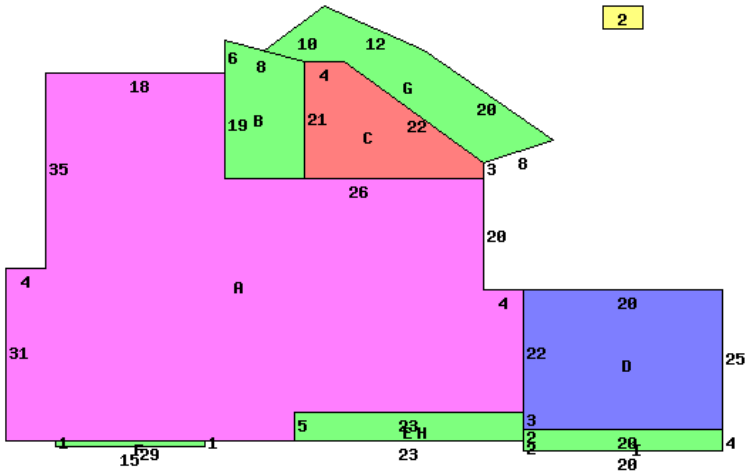
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	27400	27400	27400	27400		27400	31510	31520
Bldg100%	174690	174690	174690	174690		174690	246510	246510
Totl100%	202090t	202090t	202090t	202090t		202090t	278030t	278030t
Cauv100%								
Tax Value:								
Land 35%	9590	9590	9590	9590		9590	11030	11030
Bldg 35%	61140	61140	61140	61140		61140	86280	86280
Totl 35%	70730t	70730t	70730t	70730t		70730t	97310t	97310t
Hmstd35%		70150	70150	70150		70150	96730	
Owner Oc	62.60	62.52	61.84	61.84	61.84	hmstd 9590 l	60560 b	
Hmstd RB	368.96	417.58						
Net Tax	2476.60	2596.46	2994.46	2994.46	2994.46			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B/C	M		2527		a	*MAIN
	EMP	P		184	8280	b	PORCH
1	B	A		252		c	ADDTN
	B	G		500	14000	d	GRAGE
	RFX	P		115	1150	e	PORCH
	BAY	P		15	570	f	PORCH
	EFP	P		252	10080	g	PORCH
	STP	P		115	460	h	PORCH
	RFX	P		80	800	i	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
338	1	2026-08-25	JARVIS GARRETT PRESTON	1WD		288000	27400	174690
125	1	2024-04-05	SOMOGYI STEVEN	1SD		235000	27400	174690
575	1	2014-12-30	LICINSKY KATHY SMITH	1WD		122000	18200	110570
619	1	2014-12-30	LAVENDER BARBARA ETAL	1AF	*	0	18200	110570
30	1	2014-01-22	COMSTOCK EMILY	1AF	*	0	18200	110570

Year	Land	Bldg	Total	Net Tax
2022	6290	48450	54740	2503.98
2021	6290	48450	54740	2513.32

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			



305 MARIE AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	2779	195810
	Subtotal			195810
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	Fireplaces	4000
Panelled Wall	X	Plumbing	3500
Floor/Carpet	X	Garages and Carports	14000
Floor/Tile-Lino	X	Extra Features	21340
Number of Rooms	7	Total Value	238650
Bedrooms	2		
		PUB PAVED ST/RD	
Fireplace			
Openings	2	Neighborhood:	
Stacks	2	Code:	3690
Central Heat	A	Dwl/Gar/NC%	1.5000
HOT WATER			
Plumbing			
Standard	1		
Extra 3 Fixture	1		
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		2779		B-	1951GD	286380	.40	.05	244860
2	Shed	M	14X28	392		C	1950AV	4700	.65		1650

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot	114.5500	115.00	210	114	276	315	36230	31520	Excess Fro

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

36-770014.0000-v082020R