

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-770015.0000
SS30

RES
2025

sale

2022 DODDS A B & R L
2023 DODDS A B & R L
2024 DODDS A B & R L
2025 BAILEY KEVIN
316 CHESNEY ST
KENTON OH 43326

2024-03-13 RE PUGHS SUB N 1/2 NW PT
LWD 2-3 2-3
\$241,000

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

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	11400	17260	17260	17260	17260	17270
Bldg100%	132260	146200	146200	146200	146200	146370
Totl100%	143660t	163460t	163460t	163460t	163460t	163640t
Cauvl00%						
Tax Value:						
Land 35%	3990	6040	6040	6040	6040	6040
Bldg 35%	46290	51170	51170	51170	51170	51230
Totl 35%	50280t	57210t	57210t	57210t	57210t	57270t
Hmstd35%	47340	53540				
Owner Oc	45.92	47.38	47.34			
Hmstd RB	400.22	368.96	417.58			
Net Tax	1902.62	1935.94	2023.56	2472.08	2472.08	
Sp-Asmnt	21.00	25.00	141.38	24.00		

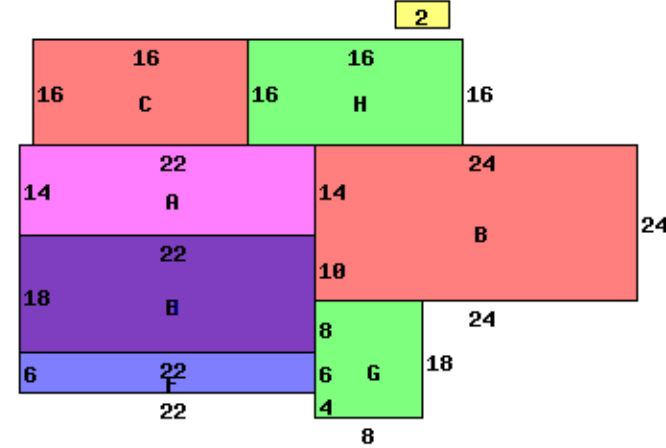
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F	M		308			ADDTN
1	F/C	A		576			ADDTN
1	F/C	A		256			ADDTN
1	F	A		396			ADDTN
	BAS	G		396	1200		GRAGE
	F	G		132	3170		GRAGE
	STP	P		144	580		PORCH
	WDD	P		256	3840		PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
96	1	2024-03-13	BAILEY KEVIN	LWD	241000	17260	146200
120	1	2024-03-01	DODDS ANTHONY B	1CT *	0	17260	146200

Year	Land	Bldg	Total	Net Tax
2021	3990	46290	50280	1909.66
2020	3990	46290	50280	1653.50

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



316 CHESNEY ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1536 121310
	Full Upper	FRAME	308 29100
	Subtotal		150410
Shingle	Roof	HIP	
	B 1 2 U A		
Plaster/Drywall	X X	Plumbing	6300
Floor/Pine	X X	Garages and Carports	4370
Floor/Carpet	X X	Extra Features	5380
Number of Rooms	4 3	Total Value	166460
Bedrooms	3		
Central Heat	A	PUB PAVED ST/RD	
ELECTRIC		Neighborhood:	
Plumbing		Code:	3690
Standard	1	Dwl/Gar/NC%	1.0600
Extra 3 Fixture	2		
Extra 2 Fixture	1		
Extra Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 F	FtxFt	Area	Rate	Cond	Value	Dpr	Dpr	Value
2 Pool			1844	600	C+	1975GD	.30		135870
			600		C	2003AV	.50	.30	10500
front lot		acres/	effective	depth	actual	effective	extended	true	
front lot		frontage	frontage	depth	rate	rate	value	value	
		59.8400	60.00	161	103	240	247	14820	14820
		11.6400	12.00	110	85	240	204	2450	2450

Call Back:

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

36-770015.0000-v082020R