PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-770015.0000 RES
SS30 2026

sale

2023 DODDS A B & R L
2024 DODDS A B & R L
2025 BAILEY KEVIN 2024-03-13
2026 BAILEY KEVIN 2024-03-13 RE PUGHS SUB N 1/2 NW PT
316 CHESNEY ST 1WD 2-3 2-3
$241,000

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%	17260	17260	17260	17260		17260	19860	19860
Bldg100%	146200	146200	146200	146200		146200	202770	202770
Totl100%	163460t	163460t	163460t	163460t		163460t	222630t	222630t
Cauv100%								
Tax Value:								
Land 35%	6040	6040	6040	6040		6040	6950	6950
Bldg 35%	51170	51170	51170	51170		51170	70970	70970
Totl 35%	57210t	57210t	57210t	57210t		57210t	77920t	77920t
Hmstd35%	53540							
Owner Oc	47.38	47.34						
Hmstd RB	368.96	417.58						
Net Tax	1935.94	2023.56	2472.08	2472.08	2472.08			
Sp-Asmnt	25.00	141.38	24.00	24.00				

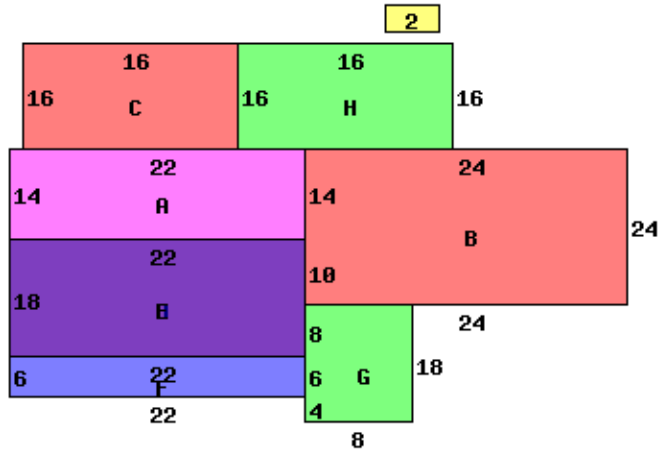
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F	M		308		a	*MAIN
1	F/C	A		576		b	ADDTN
1	F/C	A		256		c	ADDTN
1	F	A		396		d	ADDTN
	BAS	G		396	1200	e	GRAGE
	F	G		132	3170	f	GRAGE
	STP	P		144	580	g	PORCH
	WDD	P		256	3840	h	PORCH

gas fireplace

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

Year	Land	Bldg	Total	Net Tax
2022	3990	46290	50280	1902.62
2021	3990	46290	50280	1909.66

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

			Sq-Ft	Value
Story Height 2				
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		
			PUB PAVED ST/RD	
Central Heat		A		
ELECTRIC			Neighborhood:	
Plumbing			Code:	3690
Standard	1		Dwl/Gar/NC%	1.5000
Extra 3 Fixture	2			
Extra 2 Fixture	1			
Extra 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	2 F		1844		C+	1975GD	183110	.30		192270
2	Pool			600		C	2003AV	30000	.50	.30	10500

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	59.8400	60.00	161	103	276	284	17040	17040
front lot	11.6400	12.00	110	85	276	235	2820	2820

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

36-770015.0000-v082020R