PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-770016.0000 RES
SS29 2026

sale

2023	MENARD RICHARD L	2013-08-14
2024	MENARD RICHARD L	2013-08-14
2025	MENARD RICHARD L	2013-08-14
2026	MENARD RICHARD L	2013-08-14 RE PUGHS SUB PT 2
	320 CHESNEY ST	1CT
		$0
	KENTON OH 43326	

2027	DIXON CHARLES E & YVONN	2025-04-14
	320 CHESNEY ST	1ED
	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%	24800	24800	24800	24800		24800	28570	28570
Bldg100%	167540	167540	167540	167540		167540	233060	233050
Totl100%	192340t	192340t	192340t	192340t		192340t	261630t	261620t
Cauv100%								
Tax Value:								
Land 35%	8680	8680	8680	8680		8680	10000	10000
Bldg 35%	58640	58640	58640	58640		58640	81570	81570
Totl 35%	67320t	67320t	67320t	67320t		67320t	91570t	91570t
Hmstd35%	63730	63730	63730	63730		63730	87980	
Owner Oc	56.40	56.34	56.18	56.18	56.18	hmstd 8680 l	55050 b	
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	2342.60	2454.32	2423.10	2423.10	2423.10			
Sp-Asmnt	32.00	24.00	27.00	27.00				

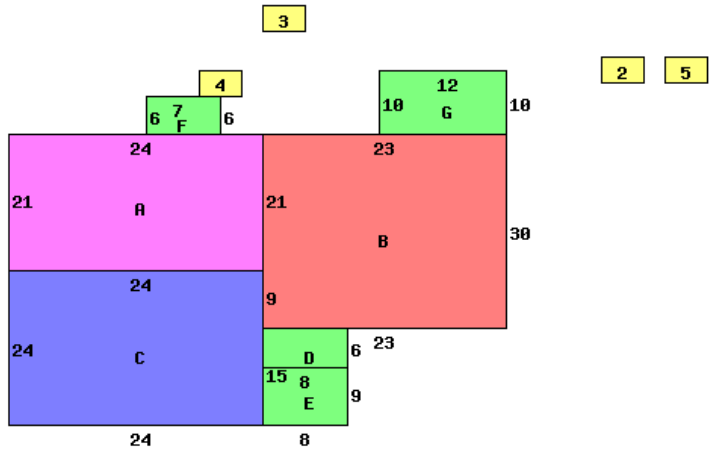
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		504		a	*MAIN
1	F/C	A		690		b	ADDTN
F	BAS2	G		576	1300	c	GRAGE
	OBP	P		48	1680	d	PORCH
	STP	P		72	290	e	PORCH
	PAT	P		42	130	f	PORCH
	PAT	P		120	360	g	PORCH

#: 17, L/W
3677001700000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
147	1	2025-04-14	DIXON CHARLES E & YVONNE	1ED		248000	24800	167540
381	1	2013-08-14	MENARD RICHARD L	1CT	*	0	16540	123630
72	1	1998-02-10	MENARD RICHARD L & HELGA	1WD		115000	14460	83340
369	1	1997-06-27	RITCHEY RONALD C & DEBRA	1WD		110000	14460	83340
665	1	1991-08-23		1WD		76000	0	83830
56	1	1991-01-24		1UN	*	0	0	83830
803	1	1988-09-30		1WD		68000	0	83830
441	0	1987-06-02			*	63000	0	92630

Year	Land	Bldg	Total	Net Tax
2022	5720	52370	58090	2259.90
2021	5720	52370	58090	2268.30

p r o j e c t			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			



320 CHESNEY ST 43326

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1194	105780
	Full Upper	FRAME	576	47420
	Basement		1104	20570
	Subtotal			173770
Shingle	Roof	GABLE		

	B 1 2 U A			
Plaster/Drywall	D D	528 sq ft	Basement Finish	5820
Floor/Pine	X X		Fireplaces	2000
Floor/Carpet	X		Air Conditioning	3130
Number of Rooms	2 5		Plumbing	3500
Bedrooms	3		Garages and Carports	1300
			Extra Features	3380
Fireplace			Total Value	192900
Openings	1			
Stacks	1		PUB PAVED ST/RD	
Central Heat	A			
GAS			Neighborhood:	
Central A/C	A		Code:	3690
Plumbing			Dwl/Gar/NC%	1.5000
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 F		2298		C+	1976GD	212190	.30		222800
2	Shed	*SV	12X16	192			OLD/	1500			1500
3	Pool			500		C	1999	25000	.50	.30	8750
4	Shed	*PP	6X6	36			OLD/	0			0
5	Shed	*PP	6X8	48			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot	143.3300	143.00	110	85	276	235	33610	28570	Excess Fro

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