PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-800012.0000 RES
NN05 2025

sale

2022	ROWE TODD & MARY ROSZ	2021-07-29
2023	ROWE TODD & MARY ROSZ	2021-07-29
2024	ROWE TODD & MARY ROSZ	2021-07-29
2025	ROWE TODD & MARY ROSZMA	2021-07-29 PT SE1/4 .92A
	388 E FOREST RD	1QC
		$0
	KENTON OH 43326	

Orig Tax Year 1995

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

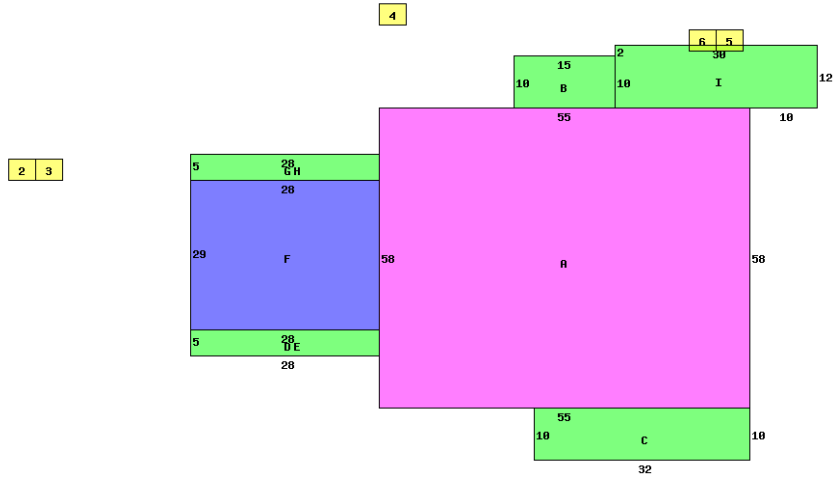
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	.9200	.9200	.9200	.9200	
Land100%	11970	14260	14260	14260	14250
Bldg100%	204830	277860	277860	277860	277860
Totl100%	216800t	292110t	292110t	292110t	292110t
Cauv100%					
Tax Value:					
Land 35%	4190	4990	4990	4990	4990
Bldg 35%	71690	97250	97250	97250	97250
Totl 35%	75880t	102240t	102240t	102240t	102240t
Hmstd35%	68410	93720	93720	89450	
Owner Oc	66.36	82.94	82.86	78.86	hmstd 4990 l 84460 b
Hmstd RB					
Net Tax	3478.26	4120.80	4364.30	4338.98	
Sp-Asmnt	21.00	25.00	21.00	24.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 +	F/C	M		3190		a	*MAIN
	OFP	P		150	4500	b	PORCH
	OFP	P		320	9600	c	PORCH
	RFX	P		140	1400	d	PORCH
	PAT	P		140	420	e	PORCH
	F	G		812	19490	f	GRAGE
	RFX	P		140	1400	g	PORCH
	PAT	P		140	420	h	PORCH
	PAT	P		360	1080	i	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
326	1	2021-07-29	ROWE TODD & MARY ROSZMAN	1QC *	0	11970	204830
361	1	2021-07-23	ROWE TODD	1WD	280000	11970	204830
343	1	2008-07-07	WINGFIELD JASON W	1WD *	129000	9400	178830
522	1	2007-09-27	BROWNING ADAM W & REBECC	1SD	110000	9400	178830
514	2	2007-09-24	HOME SAVINGS & LOAN CO K	2SH	113500	9400	178830
230	1	2002-05-13	PERKINS DENNY E & PHYLLI	1WD	15000	2630	0

Year	Land	Bldg	Total	Net Tax
2021	4190	71690	75880	3491.18
2020	4190	71690	75880	3023.14

	p r o j e c t		ben acres	/ %	factor
131	BLANCHARD RIVER MAINT	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			
235	KELLOGG #983 - BLANCHARD	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			



388 E FOREST RD 43326

Occupancy 1 Single Family

Story Height 1

Floor Level

Shingle

*DWELLING COMPUTATIONS

		Sq-Ft	Value
Main	FRAME	3190	191690
Qtr Story	FRAME	3190	8710
Subtotal			200400
Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	5520
Floor/Carpet	X	Plumbing	2800
Floor/Tile-Lino	X	Garages and Carports	19490
Number of Rooms	6	Extra Features	18820
Bedrooms	3	Total Value	247030
Central Heat	A	PUB ELECTRIC	
FORCED AIR		PUB PAVED ST/RD	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	3660
Extra 3 Fixture	1	Dwl/Gar/NC%	1.0700
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	1 AF/C		3190		C+	2003GD	271730	.17		241320
2	Garage	F	56X30	1680		C	2003AV	40320	.50		21570
3	P	OFP	14X30	420		C	2003AV	12600	.50		6300
4	Shelter		24X24	576		C	2003FR	6190	.55		2790
5	Pool	*PP		0			2017AV	0			0
6	P	DK		490		C	2017AV	7350	.20		5880

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.9200				15000	15000	14250	14250

Call Back: Sign: PSN Date: 2018-06-29 Lister: 36-800012.0000-v082020R