

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-800012.0000
NN05

RES
2025

sale

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

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	
KENTON OH 43326	\$0	

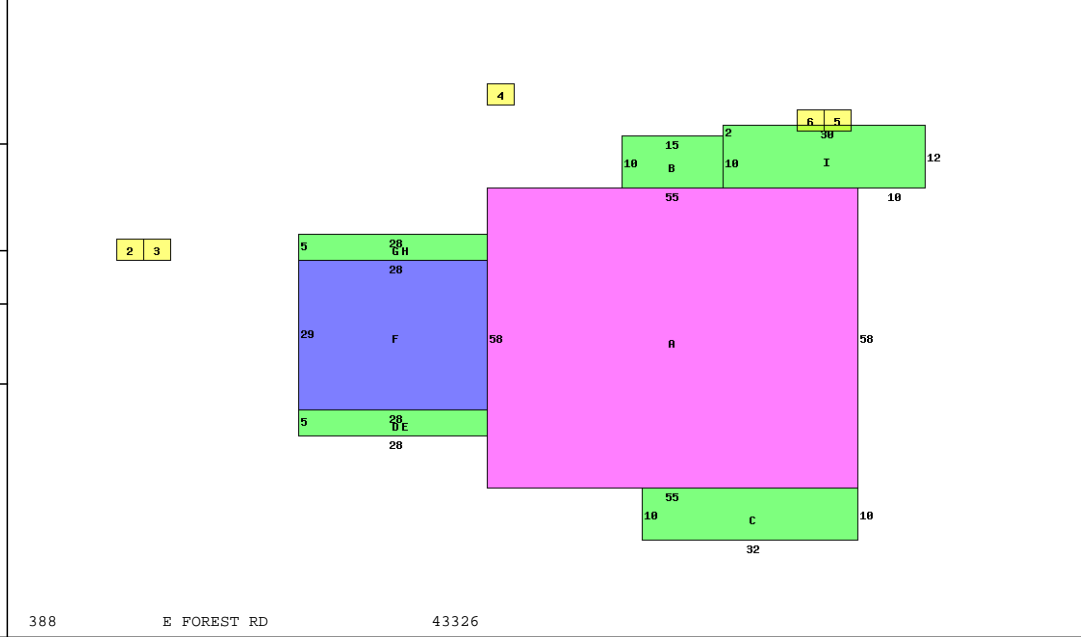
Tax Year	2022	2023	2024	2025	
Prop Cls	511	511	511	511	CAMA
Acres	.9200	.9200	.9200	.9200	511
Land100%	11970	14260	14260	14260	14250
Bldg100%	204830	277860	277860	277860	277860
Totl100%	216800t	292110t	292110t	292110t	292110t
Cauv100%					
Tax Value:					
Land 35%	4190	4990	4990	4990	4990
Bldg 35%	71690	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+	CON	TYPE	FACT	SQ-FT	VALUE	
1 +	F/C	M		3190		a *MAIN
	OFF	P		150	4500	b PORCH
	OFF	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

Project	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	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	FRAME 3190 191690
	Qtr Story	FRAME 3190 8710
	Subtotal	200400
Shingle	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	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 AF/C	3190	Rate	Grade	Cond	Value	Dpr	Value
2 Garage	F	56X30	1680	C	2003AV	40320	.50	21570
3 P	OFF	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
homesite	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	rate	rate	value	value	
	.9200			15000	15000	14250	14250	