

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-830036.0000  
NN21

RES  
2025

sale

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

2022 SPENCER CHAD R & JENN	2008-12-15
2023 SPENCER CHAD R & JENN	2008-12-15
2024 SPENCER CHAD R & JENN	2008-12-15
2025 SPENCER CHAD R & JENNIF	2008-12-15 SILVER GATES PT3
96 SILVER ST	LWD
KENTON OH 43326	\$56,900

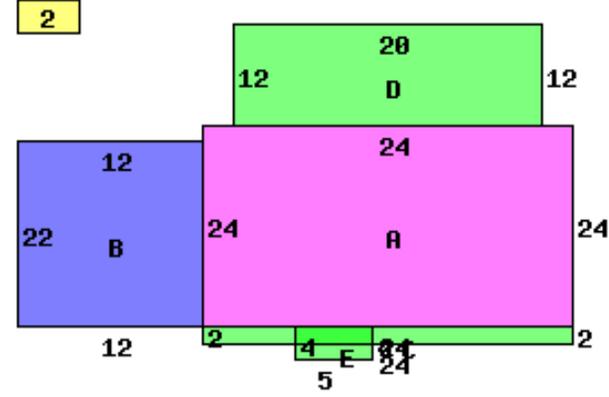
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	9000	10260	10260	10260	10260
Bldg100%	79170	98510	98510	98510	98520
Totl100%	88170t	108770t	108770t	108770t	108780t
Cauvl00%					
Tax Value:					
Land 35%	3150	3590	3590	3590	3590
Bldg 35%	27710	34480	34480	34480	34480
Totl 35%	30860t	38070t	38070t	38070t	38070t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1441.56	1565.30	1655.96	1645.02	
Sp-Asmnt	21.00	25.00	21.00	24.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		576			
	F	G		264	6340	b	GRAGE
	OH	P		48	1820	c	PORCH
	DK	P		240	3600	d	PORCH
	STP	P		20	80	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
604	1	2008-12-15	SPENCER CHAD R & JENNIFE	LWD *	56900	7570	77630
235	1	2008-05-19	HOMESALES INC	LSH *	52000	7140	74030
709	1	2003-12-02	CASTLE ELIZABETH	LWD	74500	6490	63910
532	1	2000-09-11	RUGH CHRISTINA M	LWD	60500	6510	60710

Year	Land	Bldg	Total	Net Tax
2021	3150	27710	30860	1446.82
2020	3150	27710	30860	1256.70

Project	ben acres	%	factor
921 BLANCHARD RIVER MAINT			XA/2023
500 HARDIN COUNTY LANDFILL			XA/2025
131 BLANCHARD RIVER MAINT			XA/2025
235 KELLOGG #983 - BLANCHARD			XA/2025



96 SILVER ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	576 78990
	Full Upper	FRAME	576 47420
	Subtotal		126410
Metal	Roof	GABLE	
Plaster/Drywall	X X	Garages and Carports	6340
Floor/Carpet	X X	Extra Features	5500
Number of Rooms	4 3	Total Value	138250
Bedrooms	3		
Central Heat	A	Neighborhood:	
ELECTRIC		Code:	3660
Plumbing		Dwl/Gar/NC%	1.0700
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 F/C	1152			C-	1983GD		124430	.26		98520
2 Shed	*PP	8X10	80			OLD/		0			0
front lot	acres/	effective	depth	actual	effective	extended	true				
	frontage	frontage	depth	factor	rate	value	value				
	60.0000	60.00	135	95	180	10260	10260				