PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010085.0000 RES
X48 2026

sale

2023 DAVIS NATHAN A	2010-08-26	
2024 DAVIS NATHAN A	2010-08-26	
2025 DAVIS NATHAN A	2010-08-26	
2026 DAVIS NATHAN A	2010-08-26	ORIG PT 18
304 N DETROIT ST	1WD	
	$45,000	
KENTON OH 43326		

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

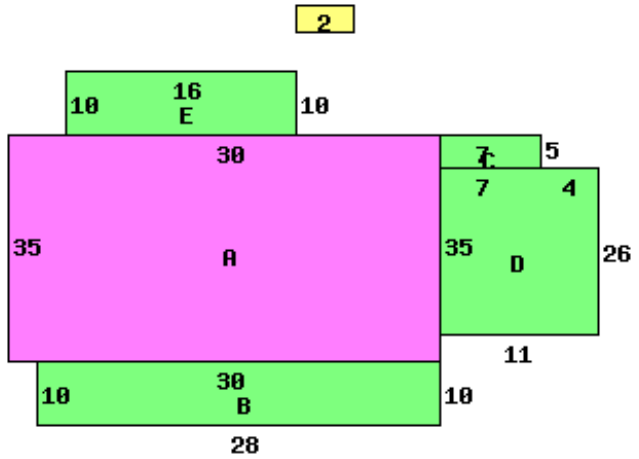
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	8460	8460	8460	8460		8460	8460	8450
Bldg100%	113260	113260	113260	113260		113260	153400	153400
Totl100%	121710t	121710t	121710t	121710t		121710t	161860t	161850t
Cauv100%								
Tax Value:								
Land 35%	2960	2960	2960	2960		2960	2960	2960
Bldg 35%	39640	39640	39640	39640		39640	53690	53690
Totl 35%	42600t	42600t	42600t	42600t		42600t	56650t	56650t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1751.56	1852.98	1840.76	1840.76	1840.76			
Sp-Asmnt	21.60	34.63	34.63	34.63				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BA	F	M		1050		a	*MAIN
	OFP	P		280	8400	b	PORCH
	STP	P		35	140	c	PORCH
	EFP	P		286	11440	d	PORCH
2	EFP	P		160	12800	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
407	1	2010-08-26	DAVIS NATHAN A	1WD	*	45000	8860	75710
229	1	2010-05-25	FANNIE MAE	1SH	*	46000	8860	75710
263	1	2006-05-04	DONEGAN TONY & DAWN	1SD		89500	8370	72370
413	1	2005-10-28	ECKEL MARGARET ANN	1QC	*	0	7600	65230
412	1	2005-10-28	BUTCHER MARJORIE JEAN	1FD	*	0	7600	65230
302	1	2000-07-20	JOLLIFF FAMILY TRUST THE	1QC	*	0	7600	54740

Year	Land	Bldg	Total	Net Tax
2022	2590	28700	31290	1461.66
2021	2590	28700	31290	1467.00

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



304 N DETROIT ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1050	105680
	Full Upper	FRAME	1050	63370
	Qtr Story	FRAME	1050	4100
	Basement		1050	19570
	Subtotal			192720
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		P	P		
Unfinished Wall	X			X	
Floor/Hardwood		X	X		
Floor/Carpet		X			
Floor/Tile-Lino		L	L		
Number of Rooms	1	4	3	1	
Bedrooms			3		
Central Heat		A			
FORCED AIR					
Central A/C		A			
Plumbing					
Standard	1				
Extra 2 Fixture	1				

Air Conditioning	3680
Plumbing	1400
Extra Features	33980
Total Value	231780
PUB ALLEY	
Neighborhood:	
Code:	3720
Dwl/Gar/NC%	1.3000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 BAF		2100		C+	OLD/AV	254960	.55		149150
2	Garage		16X34	544		C	OLD/PR	13060	.75		4250

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	132	94	180	169	8450	8450

Call Back: Sign: PSN Date: 2014-11-19 Lister: