

PLEASANT TWP
KENTON CORP

00350

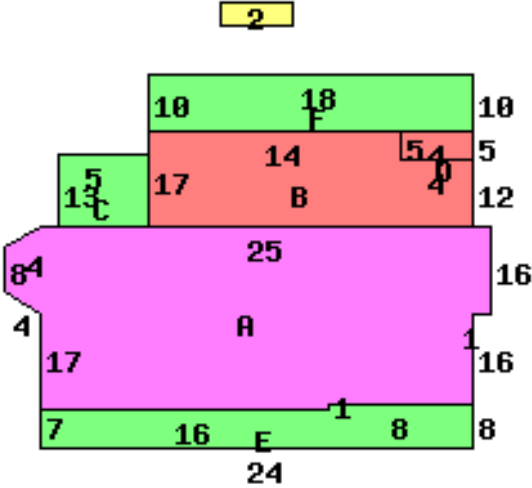
Hardin County, Ohio
Michael T. Bacon, Auditor

36-010092.0000
X52

RES
2025

2022 VALENTINE DEVON		2016-08-26	Eff Rate: - 50.59 — 44.66 — 47.03 — 46.74 — a/r					
2023 VALENTINE DEVON		2016-08-26	Tax Year	2022	2023	2024	2025	CAMA
2024 VALENTINE DEVON		2016-08-26	Prop Cls	510	510	510	510	510
2025 VALENTINE DEVON		2016-08-26	Acres					
327 N MAIN ST		2016-08-26 ORIG S PT 8	Land100%	4430	5060	5060	5060	5070
KENTON OH 43326		1WD	Bldg100%	107090	141110	141110	141110	141110
		\$84,000	Totl100%	111510t	146170t	146170t	146170t	146180t
			Cauv100%					
			Tax Value:					
			Land 35%	1550	1770	1770	1770	1770
			Bldg 35%	37480	49390	49390	49390	49390
			Totl 35%	39030t	51160t	51160t	51160t	51160t
			Hmstd35%					
			Owner Oc	37.86	45.28	45.22	45.10	
			Hmstd RB					
			Net Tax	1785.36	2058.24	2180.10	2165.56	
			Sp-Asmnt	22.01	22.01	36.72	36.72	

SHB+ 2 2 B 1	CONS F/C EFP F/C OFP PAT	TYPE M A P A P	FACT	SQ-FT 824 286 65 20 176 180	VALUE 2600	a b c d e f	*MAIN ADDN PORCH ADDN PORCH PORCH
gas fireplace							
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
372	1	2016-08-26	VALENTINE DEVON	1WD	84000	5800	65430
282	1	2012-07-10	AUDETTE DAVID R	1OC *	0	5800	70710
201	1	1998-04-16	AUDETTE DAVID R & LYNN	1WD	78500	5290	36970
121	1	1996-03-05	BAYS BRIAN M	1WD	60000	5310	35510
41	1	1993-01-20	BARKER TAMMY S	1WD *	0	0	29430
42	1	1992-01-15		1UN	40500	0	29430
798	1	1988-09-28		1WD	34000	0	29430
797	1	1988-09-28		1WD	29000	0	29430
Year	Land	Bldg	Total	Net Tax			
2021	1550	37480	39030	1792.00			
2020	1550	37480	39030	1551.24			
p r o j e c t				ben acres	/ %	factor	
902	MAIN DISTRICT	CONSERVANCY	XA/2025				
500	HARDIN COUNTY	LANDFILL	XA/2025				



Occupancy 1 Single Family				*DWELLING COMPUTATIONS												
Story Height	2			Sq-Ft	Value	Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
Floor Level		Main	FRAME	1130	104290	1 DWELLING	2 B F	25X25	2240		C+	OLD/VG	199270	.30		133910
		Full Upper	FRAME	1110	61430	2 Garage	F		625		C	2003AV	15000	.50		7200
		Basement		286	5610											
		Subtotal			171330											
Shingle		Roof	GABLE			front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value		true value	
		B 1 2 U A														
		P P														
Plaster/Drywall				Plumbing	1400											
Unfinished Wall	X			Extra Features	8420											
Floor/Hardwood		X		Total Value	181150											
Floor/Carpet		X X														
Floor/Tile-Lino		X		PUB ALLEY												
Number of Rooms	1 3 4															
Bedrooms		4		Neighborhood:												
				Code:												
Central Heat				Dwl/Gar/NC%	.9600											
FORCED AIR		A														
Plumbing																
Standard	1															
Extra 2 Fixture	1															
						Call Back:	Sign: PSN Date: 2014-11-19 Lister:									
						36-010092 0000-v082020R										