

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010092.0000
X52

RES
2025

sale

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

2022 VALENTINE DEVON	2016-08-26
2023 VALENTINE DEVON	2016-08-26
2024 VALENTINE DEVON	2016-08-26
2025 VALENTINE DEVON	2016-08-26
327 N MAIN ST	2016-08-26 ORIG S PT 8
KENTON OH 43326	LWD
	\$84,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	4430	5060	5060	5060	5070
Land100%	107090	141110	141110	141110	141110
Bldg100%	111510t	146170t	146170t	146170t	146180t
Totl100%					
Cauvl00%					
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	

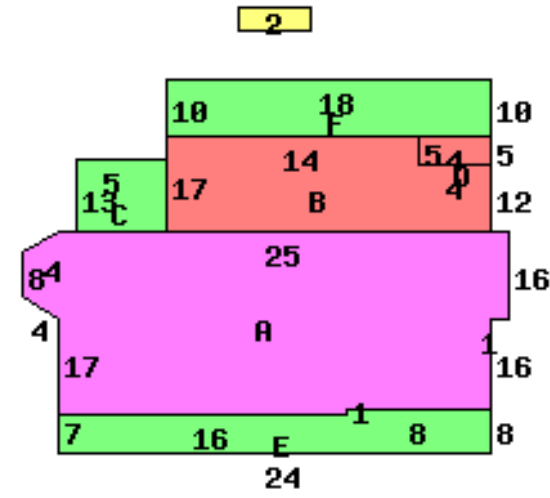
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		824		b	ADDTN
2 B	F	A		286		c	PORCH
	FFP	P		65	2600	d	ADDTN
1	F/C	A		20		e	PORCH
	OFF	P		176	5280	f	PORCH
	PAT	P		180	540		

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
372	1	2016-08-26	VALENTINE DEVON	LWD	84000	5800	65430
282	1	2012-07-10	AUDETTE DAVID R	LQC *	0	5800	70710
201	1	1998-04-16	AUDETTE DAVID R & LYNN	LWD	78500	5290	36970
121	1	1996-03-05	BAYS BRIAN M	LWD	60000	5310	35510
41	1	1993-01-20	BARKER TAMMY S	LWD *	0	0	29430
42	1	1992-01-15		LUN *	40500	0	29430
798	1	1988-09-28		LWD	34000	0	29430
797	1	1988-09-28		LWD	29000	0	29430

Year	Land	Bldg	Total	Net Tax
2021	1550	37480	39030	1792.00
2020	1550	37480	39030	1551.24

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



327 N MAIN ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1130 104290
	Full Upper	FRAME	1110 61430
	Basement		286 5610
	Subtotal		171330
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	P P	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:	3720
Central Heat	A	Dwl/Gar/NC%	.9600
FORCED AIR			
Plumbing			
Standard	1		
Extra 2 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F	25X25	2240	625	C+	OLD/VG	199270	.30			133910
2 Garage	F				C	2003AV	15000	.50			7200
front lot		acres/	effective	depth	actual	effective	extended	true			
		frontage	frontage	depth	factor	rate	value	value			
		30.00	132	94	180	169	5070	5070			

Call Back:

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

36-010092.0000-v082020R