PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010092.0000 RES
X52 2026

## sale

| | | |
|---|---|---|
| 2023 VALENTINE DEVON | 2016-08-26 | |
| 2024 VALENTINE DEVON | 2016-08-26 | |
| 2025 VALENTINE DEVON | 2016-08-26 | |
| 2026 VALENTINE DEVON | 2016-08-26 | ORIG S PT 8 |
| 327 N MAIN ST | 1WD | |
| | $84,000 | |
| KENTON OH 43326 | | |

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

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 5060 | 5060 | 5060 | 5060 | | 5060 | 5060 | 5070 |
| Bldg100% | 141110 | 141110 | 141110 | 141110 | | 141110 | 191090 | 191090 |
| Totl100% | 146170t | 146170t | 146170t | 146170t | | 146170t | 196140t | 196160t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 1770 | 1770 | 1770 | 1770 | | 1770 | 1770 | 1770 |
| Bldg 35% | 49390 | 49390 | 49390 | 49390 | | 49390 | 66880 | 66880 |
| Totl 35% | 51160t | 51160t | 51160t | 51160t | | 51160t | 68650t | 68660t |
| Hmstd35% | | | | | | | | |
| Owner Oc | 45.28 | 45.22 | 45.10 | 45.10 | 45.10 | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 2058.24 | 2180.10 | 2165.56 | 2165.56 | 2165.56 | | | |
| Sp-Asmnt | 22.01 | 36.72 | 36.72 | 36.72 | | | | |

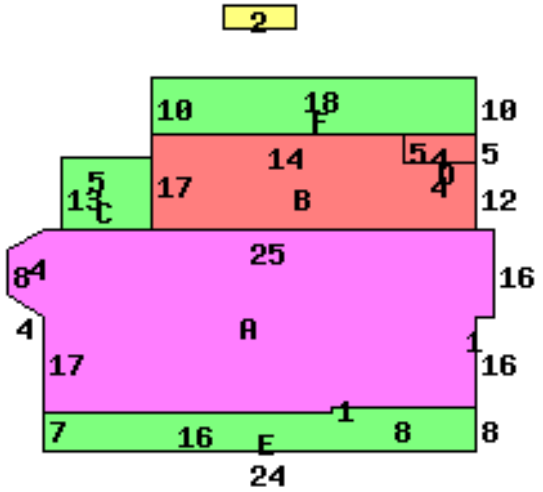
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 2 | F/C | M | | 824 | | a | *MAIN |
| 2 B | F | A | | 286 | | b | ADDTN |
| | EFP | P | | 65 | 2600 | c | PORCH |
| 1 | F/C | A | | 20 | | d | ADDTN |
| | OFP | P | | 176 | 5280 | e | PORCH |
| | PAT | P | | 180 | 540 | f | 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 | 1QC | * | 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 |
|---|---|---|---|---|
| 2022 | 1550 | 37480 | 39030 | 1785.36 |
| 2021 | 1550 | 37480 | 39030 | 1792.00 |

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




327 N MAIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 2 | | | | |
| 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 | | |
| Unfinished Wall | X | | | | |
| Floor/Hardwood | | | X | | |
| Floor/Carpet | | | X | X | |
| Floor/Tile-Lino | | | X | | |
| Number of Rooms | | 1 | 3 | 4 | |
| Bedrooms | | | | 4 | |
| Central Heat | | | A | | |
| FORCED AIR | | | | | |
| Plumbing | | | | | |
| Standard | | 1 | | | |
| Extra 2 Fixture | | 1 | | | |

| | |
|---|---|
| Plumbing | 1400 |
| Extra Features | 8420 |
| Total Value | 181150 |
| 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 B F | | 2240 | | C+ | OLD/VG | 199270 | .30 | | 181340 |
| 2 | Garage | F | 25X25 | 625 | | C | 2003AV | 15000 | .50 | | 9750 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | | 30.00 | 132 | 94 | 180 | 169 | 5070 | 5070 |

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