PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-290013.0000 RES
VV13 2026

sale

2023 DAVIS W J & M C		
2024 DAVIS MYRNA CAROLINE	2023-11-16	
2025 CHRISTOPHER SARAH	2024-11-07	
2026 CHRISTOPHER SARAH	2024-11-07	DAUGHERTYS 13
674 N DETROIT ST	1WD	
	$199,000	
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%	10140	10140	10140	10140		10140	10140	10140
Bldg100%	115430	115430	115430	115430		115430	156030	156040
Totl100%	125570t	125570t	125570t	125570t		125570t	166170t	166180t
Cauv100%								
Tax Value:								
Land 35%	3550	3550	3550	3550		3550	3550	3550
Bldg 35%	40400	40400	40400	40400		40400	54610	54610
Totl 35%	43950t	43950t	43950t	43950t		43950t	58160t	58160t
Hmstd35%	43810	43810	43660	43660		43660	57870	
Owner Oc	38.76	38.72	38.48	38.48	38.48	hmstd 3550 l	40110 b	
Hmstd RB	368.96	417.58						
Net Tax	1399.36	1455.40	1860.62	1860.62	1860.62			
Sp-Asmnt	25.00	21.00	24.00	24.00				

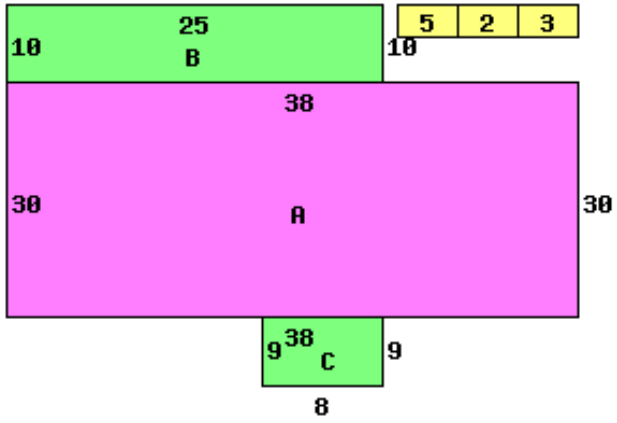
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1140		a	*MAIN
	EFP	P		250	10000	b	PORCH
	OP	P		72	2160	c	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
493	1	2024-11-07	CHRISTOPHER SARAH	1WD		199000	10140	115430
280	1	2024-06-20	GOBLE MONA ETAL	1AF	*	0	10140	115430
507	1	2023-11-16	DAVIS MYRNA CAROLINE	1AF	*	0	10140	115430

Year	Land	Bldg	Total	Net Tax
2022	3110	21640	24750	732.02
2021	3110	21640	24750	734.74

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



674 N DETROIT ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1140	105210
	Full Upper	FRAME	1140	63090
	Basement		285	5600
	Subtotal			173900
Metal	Roof	GABLE		

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

Air Conditioning	4040	Neighborhood:			
Plumbing	2100	Code:	3720		
Extra Features	12160	Dwl/Gar/NC%	1.3000		
Total Value	192200				
PUB SIDEWALK					

	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		2280		C	1860GD	192200	.40		149920
2	Garage		22X22	484		C	OLD/AV	11620	.65		5290
3	Lean-To		18X10	180		D	1970AV	1150	.65		400
5	P	PAT		320		C	2000AV	960	.55		430

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	60.00	132	94	180	169	10140	10140

Call Back: Sign: PSN Date: 2015-02-25 Lister: