

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-290013.0000  
VV13

RES  
2025

sale

2022 DAVIS W J & M C	
2023 DAVIS W J & M C	
2024 DAVIS MYRNA CAROLINE	2023-11-16
2025 CHRISTOPHER SARAH	2024-11-07 DAUGHTERTYS 13
674 N DETROIT ST	LWD
KENTON OH 43326	\$199,000

Eff Rate:-	50.59	44.66	47.03	46.74	a/r	
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	8890	10140	10140	10140	10140	10140
Bldg100%	61830	115430	115430	115430	115430	115440
Totl100%	70710t	125570t	125570t	125570t	125570t	125580t
Cauvl00%						
Tax Value:						
Land 35%	3110	3550	3550	3550	3550	3550
Bldg 35%	21640	40400	40400	40400	40400	40400
Totl 35%	24750t	43950t	43950t	43950t	43950t	43950t
Hmstd35%	24650	43810	43810	43660	43660	
Owner Oc	23.92	38.76	38.72	38.48	38.48	hmstd 3550 l 40110 b
Hmstd RB	400.22	368.96	417.58			
Net Tax	732.02	1399.36	1455.40	1860.62	1860.62	
Sp-Asmnt	21.00	25.00	21.00	24.00		

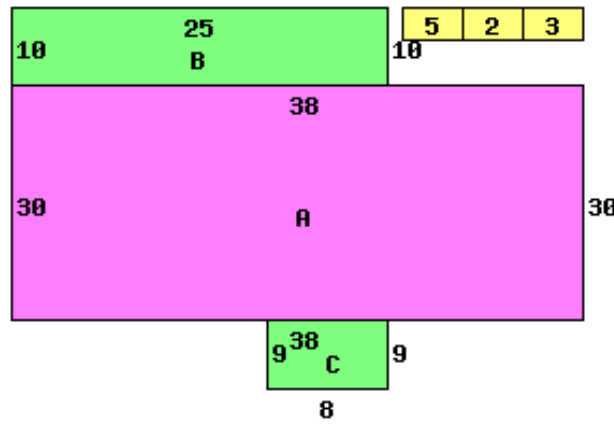
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1140		a	*MAIN
	EFP	P		250	10000	b	PORCH
	OP	P		72	2160	c	PORCH

gas fireplace

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

Year	Land	Bldg	Total	Net Tax
2021	3110	21640	24750	734.74
2020	3110	21640	24750	636.00

p r o j e c t		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	
Story Height 2	Sq-Ft	Value
Floor Level		
Main	FRAME	1140 105210
Full Upper	FRAME	1140 63090
Basement		285 5600
Subtotal		173900
Metal	Roof	GABLE
Plaster/Drywall	X X	Air Conditioning 4040
Panelled Wall	X	Plumbing 2100
Unfinished Wall	X	Extra Features 12160
Floor/Hardwood	X	Total Value 192200
Floor/Pine	X	
Floor/Tile-Lino	L	PUB SIDEWALK
Number of Rooms	2 4 4	
Bedrooms	4	Neighborhood:
Central Heat	A	Code: 3720
FORCED AIR		Dwl/Gar/NC% .9600
Central A/C	A	
Plumbing		
Standard	1	
Extra 3 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F			Cond	Value	Dpr	Dpr	Value
2 Garage		22X22	484	C	1860GD	192200	.40	110710
3 Lean-To		18X10	180	D	OLD/AV	11620	.65	3900
5 P	PAT		320	C	1970AV	1150	.65	400
					2000AV	960	.55	430
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
	60.0000	60.00	132	94	180	169	10140	10140