

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
2025 CHRISTOPHER SARAH
674 N DETROIT ST

2023-11-16
2024-11-07 DAUGHERTYS 13
1WD
\$199,000

KENTON OH 43326

Eff Rate:-	50.59	44.66	47.03	46.74	a/r
Tax Year	2022	2023	2024	2025	2025
Prop Cls	510	510	510	510	510
Acres					
Land100%	8890	10140	10140	10140	10140
Bldg100%	61830	115430	115430	115430	115430
Totl100%	70710t	125570t	125570t	125570t	125570t
Cauv100%					
Tax Value:					
Land 35%	3110	3550	3550	3550	3550
Bldg 35%	21640	40400	40400	40400	40400
Totl 35%	24750t	43950t	43950t	43950t	43950t
Hmstd35%	24650	43810	43810	43660	43660
Owner Oc	23.92	38.76	38.72	38.48	38.48
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	

CAMA
510
10140
156040
166180t

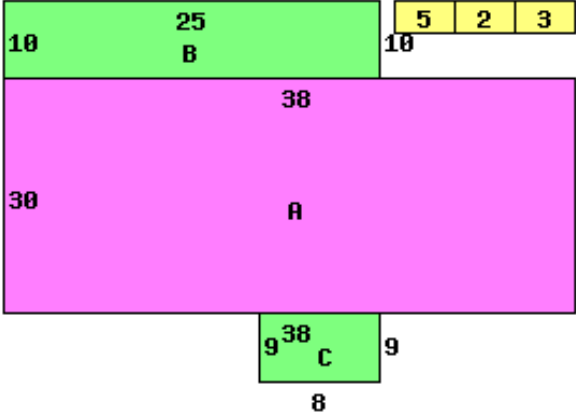
SHB+
2 B
CONS
F
EFP
OP
TYPE
M
P
FACT
SQ-FT
1140
250
72
VALUE
10000
2160
a
b
c
*MAIN
PORCH
PORCH

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
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	B 1 2 U A	
Panelled Wall	X X	Air Conditioning 4040
Unfinished Wall	X	Plumbing 2100
Floor/Hardwood	X	Extra Features 12160
Floor/Pine	X	Total Value 192200
Floor/Tile-Lino	L	
Number of Rooms	2 4 4	PUB SIDEWALK
Bedrooms	4	
Central Heat	A	Neighborhood:
FORCED AIR		Code: 3720
Central A/C	A	Dwl/Gar/NC% 1.3000
Plumbing		
Standard	1	
Extra 3 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	2280	2280	Rate	C	1860GD	192200	Dpr	Dpr	Value
2 Garage		22X22	484		C	OLD/AV	11620	.40		149920
3 Lean-To		18X10	180		D	1970AV	1150	.65		5290
5 P	PAT		320		C	2000AV	960	.65		400
								.55		430
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value			true value
	60.0000	60.00	132	94	180	169	10140			10140