PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-290013.0000 RES
VV13 2024

## sale

| | | |
|---|---|---|
| 2021 | DAVIS W J & M C | |
| 2022 | DAVIS W J & M C | |
| 2023 | DAVIS W J & M C | |
| 2024 | DAVIS MYRNA CAROLINE | 2023-11-16 DAUGHERTYS 13 |
| | 674 N DETROIT ST | 1AF |
| | | $0 |
| | KENTON OH 43326 | |
| 2025 | CHRISTOPHER SARAH | 2024-11-07 |
| | 674 N DETROIT ST | 1WD |
| | KENTON OH 43326 | |

## Eff Rate: – 50.76 — 50.59 — 44.66 — 47.03 — a/r

| Tax Year | 2021 | 2022 | 2023 | 2024 | 2024 | 2025 | CAMA |
|---|---|---|---|---|---|---|---|
| Prop Cls | 510 | 510 | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | | | |
| Land100% | 8890 | 8890 | 10140 | 10140 | 10140 | 10140 | 10140 |
| Bldg100% | 61830 | 61830 | 115430 | 115430 | 115430 | 115430 | 115440 |
| Totl100% | 70710t | 70710t | 125570t | 125570t | 125570t | 125570t | 125580t |
| Cauv100% | | | | | | | |
| Tax Value: | | | | | | | |
| Land 35% | 3110 | 3110 | 3550 | 3550 | 3550 | 3550 | 3550 |
| Bldg 35% | 21640 | 21640 | 40400 | 40400 | 40400 | 40400 | 40400 |
| Totl 35% | 24750t | 24750t | 43950t | 43950t | 43950t | 43950t | 43950t |
| Hmstd35% | 24650 | 24650 | 43810 | 43810 | 43810 | 43660 | |
| Owner Oc | 23.90 | 23.92 | 38.76 | 38.72 | hmstd 3550 l | 40260 b | |
| Hmstd RB | 401.72 | 400.22 | 368.96 | 417.58 | | | |
| Net Tax | 734.74 | 732.02 | 1399.36 | 1455.40 | | | |
| Sp-Asmnt | 21.00 | 21.00 | 25.00 | 21.00 | | | |

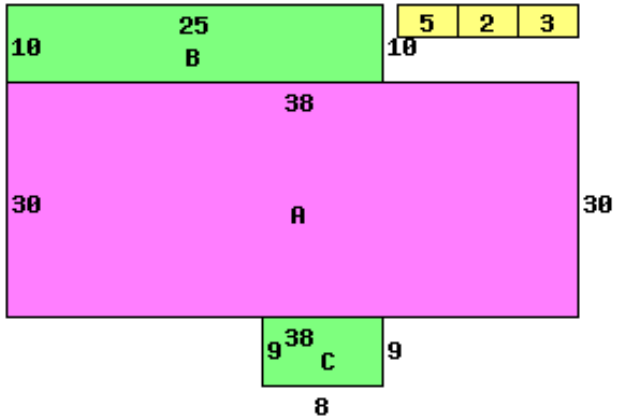
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 2 B | F | M | | 1140 | | a | *MAIN |
| | EFP | P | | 250 | 10000 | b | PORCH |
| | OP | P | | 72 | 2160 | c | PORCH |

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 |
|---|---|---|---|---|
| 2020 | 3110 | 21640 | 24750 | 636.00 |
| 2019 | 2960 | 18280 | 21240 | 479.18 |

| | p r o j e c t | | ben acres | / % | factor |
|---|---|---|---|---|---|
| 131 | BLANCHARD RIVER MAINT | XA/2024 | | | |
| 500 | HARDIN COUNTY LANDFILL | XA/2024 | | | |
| 921 | BLANCHARD RIVER MAINT | XA/2023 | | | |




674 N DETROIT ST 43326

Occupancy 1 Single Family

Story Height 2

| Floor Level | | | *DWELLING COMPUTATIONS Sq-Ft | Value |
|---|---|---|---|---|
| | 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 | 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: | |
| | | Code: | 3720 |
| Central Heat | A | Dwl/Gar/NC% | .9600 |
| FORCED AIR | | | |
| Central A/C | A | | |
| Plumbing | | | |
| Standard | 1 | | |
| Extra 3 Fixture | 1 | | |

| | 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 | | 110710 |
| 2 | Garage | | 22X22 | 484 | | C | OLD/AV | 11620 | .65 | | 3900 |
| 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: 36-290013.0000-v082020R