PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-370014.0000 RES
Y79 2025

sale

2022 VERA JESSICA L		2019-06-28
2023 VERA JESSICA L		2019-06-28
2024 VERA JESSICA L		2019-06-28
2025 VERA JESSICA L		2019-06-28 GOODINS 5
431 N DETROIT ST		2WD
		$229,600
KENTON OH 43326		

Eff Rate:– 50.59 — 44.66 — 47.03 — 46.74 — a/r

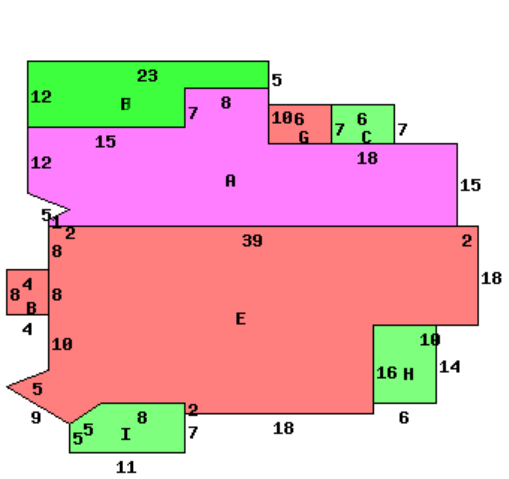
	2022	2023	2024	2025	CAMA
Tax Year					
Prop Cls	510	510	510	510	510
Acres					
Land100%	10940	12460	12460	12460	12470
Bldg100%	110340	192510	192510	192510	192500
Totl100%	121290t	204970t	204970t	204970t	204970t
Cauv100%					
Tax Value:					
Land 35%	3830	4360	4360	4360	4360
Bldg 35%	38620	67380	67380	67380	67380
Totl 35%	42450t	71740t	71740t	71740t	71740t
Hmstd35%					
Owner Oc	41.18	63.48	63.42	63.24	
Hmstd RB					
Net Tax	1941.80	2886.22	3057.08	3036.70	
Sp-Asmnt	22.20	22.20	41.91	41.91	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		726		a	*MAIN
1	F	A		32		b	ADDTN
	EFP	P		42	1680	c	PORCH
	OFP	P		220	6600	d	PORCH
2 B	F	A		1235		e	ADDTN
	BAL	P		220	3300	f	PORCH
1	F/C	A		42		g	ADDTN
	OFP	P		84	2520	h	PORCH
	OFP	P		93	2790	i	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
267	2	2019-06-28	VERA JESSICA L	2WD		229600	10430	93800
24	2	2005-02-02	BAILEY HOLLY SINN	2WD	*	0	8570	107860
1004	0	1986-12-05			*	0	0	44510

Year	Land	Bldg	Total	Net Tax
2021	3830	38620	42450	1949.04
2020	3830	38620	42450	1687.18

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



431 N DETROIT ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	2035	139190
	Full Upper	FRAME	1235	63440
	Basement		1259	23300
	Subtotal			225930
Shingle	Roof	HIP		

	B 1 2 U A		
Plaster/Drywall	X X	Fireplaces	2000
Unfinished Wall	X	Air Conditioning	5810
Floor/Hardwood	X X	Plumbing	2100
Floor/Carpet	X	Extra Features	16890
Number of Rooms	2 5 4	Total Value	252730
Bedrooms	4		
		PUB SIDEWALK	
Fireplace		Topo: HIGH	
Openings	1		
Stacks	1	Neighborhood:	
Central Heat	A	Code:	3720
HOT/F-A		Dwl/Gar/NC%	.9600
Central A/C	A		
Plumbing			
Standard	1		
Extra 3 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		3270		B	1860GD	328550	.40		189250
2	Garage	CB 0	21X28	588		D	OLD/FR	11290	.70		3250
3	JACUZZI	*PP 0	12X12	144			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	66.0000	66.00	165	105	180	189	12470	12470

Call Back: Sign: PSN Date: 2015-04-23 Lister:

36-370014.0000-v082020R