PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-370014.0000 RES
Y79 2026

## sale

| | | |
|---|---|---|
| 2023 | VERA JESSICA L | 2019-06-28 |
| 2024 | VERA JESSICA L | 2019-06-28 |
| 2025 | VERA JESSICA L | 2019-06-28 |
| 2026 | VERA JESSICA L | 2019-06-28 GOODINS 5 |
| | 431 N DETROIT ST | 2WD |
| | | $229,600 |
| | KENTON OH 43326 | |

Eff Rate:- 44.66 — 47.03 — 46.74 — 46.74 — a/r

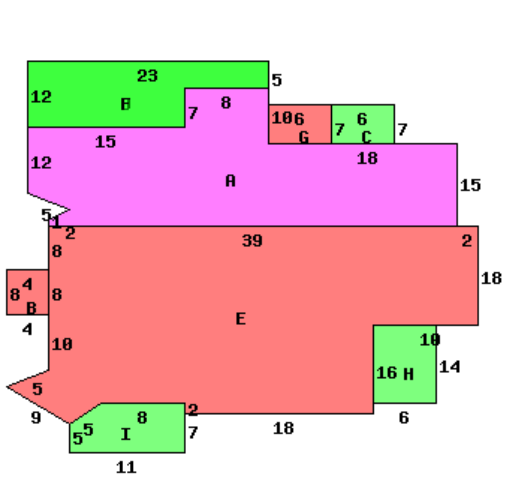
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 12460 | 12460 | 12460 | 12460 | | 12460 | 12460 | 12470 |
| Bldg100% | 192510 | 192510 | 192510 | 192510 | | 192510 | 260660 | 260670 |
| Totl100% | 204970t | 204970t | 204970t | 204970t | | 204970t | 273110t | 273140t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 4360 | 4360 | 4360 | 4360 | | 4360 | 4360 | 4360 |
| Bldg 35% | 67380 | 67380 | 67380 | 67380 | | 67380 | 91230 | 91230 |
| Totl 35% | 71740t | 71740t | 71740t | 71740t | | 71740t | 95590t | 95600t |
| Hmstd35% | | | | | | | | |
| Owner Oc | 63.48 | 63.42 | 63.24 | 63.24 | 63.24 | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 2886.22 | 3057.08 | 3036.70 | 3036.70 | 3036.70 | | | |
| Sp-Asmnt | 22.20 | 41.91 | 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 |
|---|---|---|---|---|
| 2022 | 3830 | 38620 | 42450 | 1941.80 |
| 2021 | 3830 | 38620 | 42450 | 1949.04 |

| 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 | | |
| Unfinished Wall | X | | | | |
| Floor/Hardwood | | X | X | | |
| Floor/Carpet | | X | | | |
| Number of Rooms | 2 | 5 | 4 | | |
| Bedrooms | | | 4 | | |
| Fireplace | | | | | |
| Openings | 1 | | | | |
| Stacks | 1 | | | | |
| Central Heat | | A | | | |
| HOT/F-A | | | | | |
| Central A/C | | A | | | |
| Plumbing | | | | | |
| Standard | 1 | | | | |
| Extra 3 Fixture | 1 | | | | |

| | | | |
|---|---|---|---|
| Fireplaces | 2000 | | |
| Air Conditioning | 5810 | | |
| Plumbing | 2100 | | |
| Extra Features | 16890 | | |
| Total Value | 252730 | | |
| PUB SIDEWALK | | | |
| Topo: HIGH | | | |
| Neighborhood: | | | |
| Code: | 3720 | | |
| Dwl/Gar/NC% | 1.3000 | | |

| | 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 | | 3270 | | B | 1860GD | 328550 | .40 | | 256270 |
| 2 | Garage | CB 0 | 21X28 | 588 | | D | OLD/FR | 11290 | .70 | | 4400 |
| 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