PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-370019.0000 RES
Y77 2026

sale

2023 CARPENTER AMANDA S &	2017-12-22	
2024 CARPENTER AMANDA S &	2017-12-22	
2025 CARPENTER AMANDA S &	2017-12-22	
2026 CARPENTER AMANDA S & JO	2017-12-22	GOODINS 3
417 N DETROIT ST	1WD	
	$128,000	
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%	104090	104090	104090	104090		104090	140970	140960
Totl100%	116540t	116540t	116540t	116540t		116540t	153430t	153430t
Cauv100%								
Tax Value:								
Land 35%	4360	4360	4360	4360		4360	4360	4360
Bldg 35%	36430	36430	36430	36430		36430	49340	49340
Totl 35%	40790t	40790t	40790t	40790t		40790t	53700t	53700t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1677.12	1774.26	1762.56	1762.56	1762.56			
Sp-Asmnt	21.94	34.18	34.18	34.18				

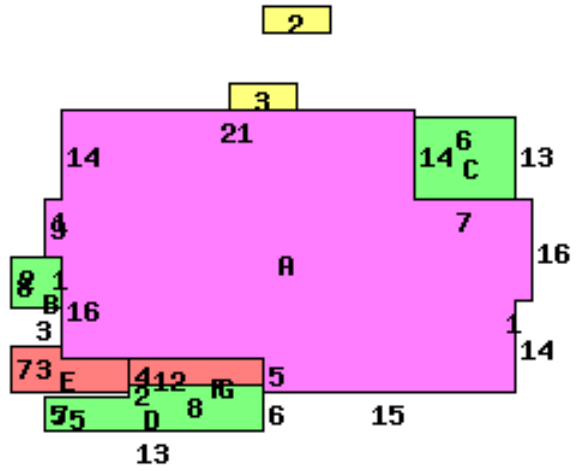
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BA	F	M		1069		a	*MAIN
	OH	P		24	910	b	PORCH
	EFP	P		78	3120	c	PORCH
	OFP	P		81	2430	d	PORCH
2 BA	F	A		41		e	ADDTN
1 B	F	A		32		f	ADDTN
	OFP2	P		32	960	g	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
534	1	2017-12-22	CARPENTER AMANDA S & JONA	1WD		128000	10430	81890
33	1	2010-01-26	WARD ARIANE ETAL	1CT	*	0	10000	83340
743	0	1985-10-24			*	32000	0	34910

Year	Land	Bldg	Total	Net Tax
2022	3830	33720	37550	1754.08
2021	3830	33720	37550	1760.46

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



417 N DETROIT ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1142	105400
	Full Upper	FRAME	1110	61430
	Qtr Story	FRAME	1110	4330
	Basement		842	15750
	Subtotal			186910
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	X	Extra Features		7420
Unfinished Wall	X	X	Total Value		194330
Floor/Hardwood	X				
Floor/Pine	X	X	PUB SIDEWALK		
Number of Rooms	1	4 4 1			
Bedrooms		4	Neighborhood:		
			Code:		3720
Central Heat		A	Dwl/Gar/NC%		1.3000
FORCED AIR					
Plumbing					
Standard	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 BAF		2252		B-	1886AV	233200	.55		136420
2	Garage	F 0	16X26	416		C	OLD/AV	9980	.65		4540
3	P	*NV PAT	13X23	0			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: