PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-370027.0000 RES
Y74 2026

sale

2023 HOWELL COREY J & TARA		2021-09-01
2024 VALERIO NICHOLAS A &		2023-09-07
2025 VALERIO NICHOLAS A &		2023-09-07
2026 VALERIO NICHOLAS A & CA		2023-09-07 GOODINS PT 1
401 N DETROIT ST		1SD
		$200,000
KENTON OH 43326		

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

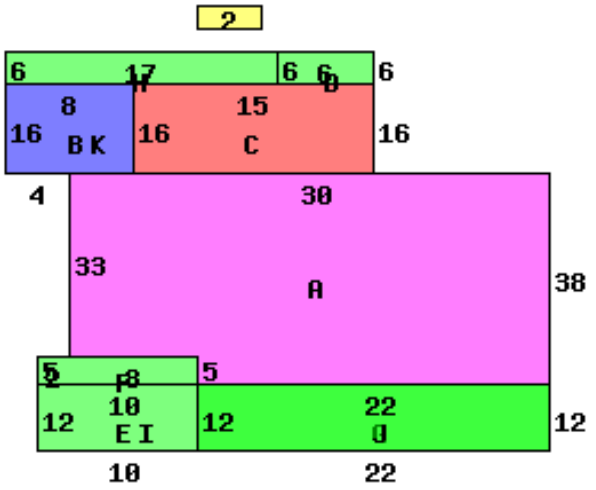
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6630	6630	6630	6630		6630	6630	6620
Bldg100%	66800	66800	66800	66800		66800	92460	92460
Totl100%	73430t	73430t	73430t	73430t		73430t	99090t	99080t
Cauv100%								
Tax Value:								
Land 35%	2320	2320	2320	2320		2320	2320	2320
Bldg 35%	23380	23380	23380	23380		23380	32360	32360
Totl 35%	25700t	25700t	25700t	25700t		25700t	34680t	34680t
Hmstd35%								
Owner Oc	21.10							
Hmstd RB								
Net Tax	1035.58	1117.88	1110.52	1110.52	1110.52			
Sp-Asmnt	21.61	30.42	30.42	30.42				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BA	F	M		1100		a	*MAIN
	BAS	G		128	1200	b	GRAGE
2 B	F	A		240		c	ADDTN
B	EFP	P		36	1440	d	PORCH
	BAL	P		120	1800	e	PORCH
	EFP	P		50	2000	f	PORCH
	BAL	P		264	3960	g	PORCH
	OFP	P		102	3060	h	PORCH
	EFP	P		120	4800	i	PORCH
	OFP	P		264	7920	j	PORCH
	OFP	P		128	3840	k	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
369	1	2023-09-07	VALERIO NICHOLAS A & CALI	1SD		200000	5800	83570
453	1	2021-09-01	HOWELL COREY J & TARA L	1SD		68000	5800	83570
386	1	2021-09-01	OSBORN JUDITH ANN	1AF	*	0	5800	83570
158	1	2020-04-10	OSBORN JUDITH ANN	1WD	*	0	5540	70830
343	1	2011-08-26	GASSON SANDRA J	1CT	*	0	5310	85000
416	0	1987-05-27			*	0	0	47630
393	0	1987-05-20			*	0	0	47630

Year	Land	Bldg	Total	Net Tax
2022	2030	29250	31280	1432.22
2021	2030	29250	31280	1035.84

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



401 N DETROIT ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

		Sq-Ft	Value
Story Height 2			
Floor Level Main FRAME		1340	107400
Full Upper FRAME		1340	64430
Qtr Story FRAME		1100	4390
Basement		1376	25470
Subtotal			201690
Slate Roof HIP			

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X			X	
Floor/Hardwood		X	X		
Floor/Tile-Lino		X	X		
Number of Rooms	1	4	4		1
Bedrooms			4		
Central Heat			A		
FORCED AIR					
Central A/C			A		
Plumbing					
Standard		1			
Extra 3 Fixture		1			

Air Conditioning	4640
Plumbing	2100
Garages and Carports	1200
Extra Features	28820
Total Value	238450
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 BAF		2680		C+	OLD/PR	262300	.75		85250
2	Garage	F 0	22X30	660		C	1963AV	15840	.65		7210

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	35.0000	35.00	165	105	180	189	6620	6620

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

36-370027.0000-v082020R