

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-370027.0000
Y74

RES
2025

sale

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

2022	HOWELL COREY J & TARA	2021-09-01	
2023	HOWELL COREY J & TARA	2021-09-01	
2024	VALERIO NICHOLAS A &	2023-09-07	
2025	VALERIO NICHOLAS A & CA	2023-09-07	GOODINS PT 1
	401 N DETROIT ST		1SD
	KENTON OH 43326		\$200,000

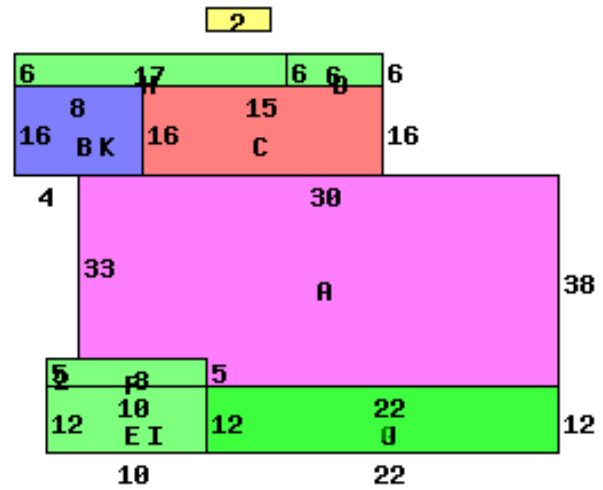
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5800	6630	6630	6630	6620
Bldg100%	83570	66800	66800	66800	66860
Totl100%	89370t	73430t	73430t	73430t	73480t
Cauv100%					
Tax Value:					
Land 35%	2030	2320	2320	2320	2320
Bldg 35%	29250	23380	23380	23380	23400
Totl 35%	31280t	25700t	25700t	25700t	25720t
Hmstd35%	29870				
Owner Oc	28.98	21.10			
Hmstd RB					
Net Tax	1432.22	1035.58	1117.88	1110.52	
Sp-Asmnt	21.61	21.61	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
	FFP	P		36	1440	d	PORCH
	BAL	P		120	1800	e	PORCH
	FFP	P		50	2000	f	PORCH
	BAL	P		264	3960	g	PORCH
	OFFP	P		102	3060	h	PORCH
	FFP	P		120	4800	i	PORCH
	OFFP	P		264	7920	j	PORCH
	FFP	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
2021	2030	29250	31280	1035.84
2020	2030	29250	31280	896.84

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	
Story Height	2		Sq-Ft	Value
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	Plumbing	1400
Unfinished Wall	X	X	Garages and Carports	1200
Floor/Hardwood	X X		Extra Features	28820
Floor/Carpet	X		Total Value	233110
Number of Rooms	1 4 4 1			
Bedrooms	4		PUB SIDEWALK	
			Topo: HIGH	
Central Heat	A		Neighborhood:	
FORCED AIR			Code:	3720
Plumbing			Dwl/Gar/NC%	.9600
Standard	1			
Extra 2 Fixture	1			

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 BAF	2680	Rate	C+	COND/PR	256420	.75	Dpr	61540
2 Garage	F 0	22X30	660	C	1963AV	15840	.65	Dpr	5320
	acres/	effective	depth	actual	effective	extended	true		
front lot	frontage	frontage	depth	factor	rate	value	value		
	35.0000	35.00	165	105	180	189	6620	6620	

Call Back:

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

36-370027.0000-v082020R