

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 | |

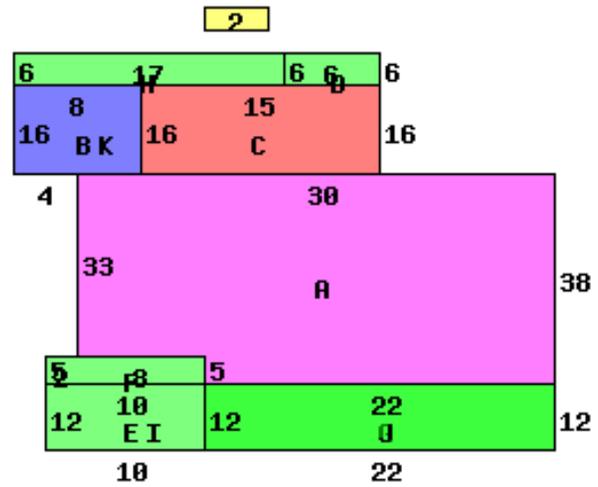
| | | | | | |
|------------|---------|---------|---------|---------|--------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | |
| Land100% | 5800 | 6630 | 6630 | 6630 | 6620 |
| Bldg100% | 83570 | 66800 | 66800 | 66800 | 66860 |
| Totl100% | 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 | |
|---------------------------|------------|------------------------|-------------|
| | | 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 | Plumbing | 1400 |
| Unfinished Wall | 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 Dpr | Fnc Dpr | True Value |
|------------|----------|-----------|-------|--------|-----------|----------|---------|---------|------------|
| 1 DWELLING | 2 BAF | 2680 | | C+ | OLD/PR | 256420 | .75 | | 61540 |
| 2 Garage | F 0 | 22X30 | 660 | C | 1963AV | 15840 | .65 | | 5320 |
| front lot | acres/ | effective | depth | actual | effective | extended | true | | |
| | frontage | frontage | depth | factor | rate | value | value | | |
| | 35.0000 | 35.00 | 165 | 105 | 180 | 6620 | 6620 | | |

Call Back:

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

36-370027.0000-v082020R