PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-380063.0000 RES
Y83 2025

## sale

| | | |
|---|---|---|
| 2022 AUSTIN MELISSA L TAYL | 1988-11-16 | |
| 2023 AUSTIN MELISSA L TAYL | 1988-11-16 | |
| 2024 AUSTIN MELISSA L TAYL | 1988-11-16 | |
| 2025 AUSTIN MELISSA L TAYLOR | 1988-11-16 | GOODINS SE PT OL 8 |
| 513 N DETROIT ST | 1WD | |
| | $40,000 | |
| KENTON OH 43326 | | |

| | | |
|---|---|---|
| 2026 TAYLOR AUSTIN MELISSA L | 2025-08-05 | |
| 513 N DETROIT ST | 1AF | |
| KENTON OH 43326 | | |

## Eff Rate:– 50.59 — 44.66 — 47.03 — 46.74 — a/r

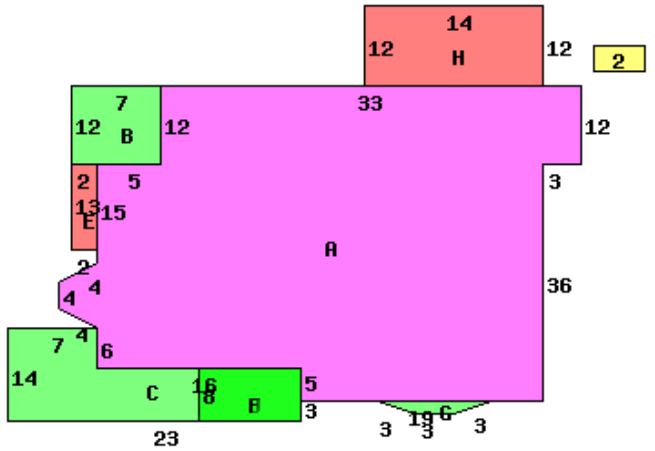
| | 2022 | 2023 | 2024 | 2025 | CAMA |
|---|---|---|---|---|---|
| Tax Year | | | | | |
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | |
| Land100% | 8830 | 10110 | 10110 | 10110 | 10120 |
| Bldg100% | 90370 | 117370 | 120540 | 120540 | 120530 |
| Totl100% | 99200t | 127490t | 130660t | 130660t | 130650t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 3090 | 3540 | 3540 | 3540 | 3540 |
| Bldg 35% | 31630 | 41080 | 42190 | 42190 | 42190 |
| Totl 35% | 34720t | 44620t | 45730t | 45730t | 45730t |
| Hmstd35% | | | | | |
| Owner Oc | 33.68 | 39.48 | 40.42 | 40.32 | |
| Hmstd RB | | | | | |
| Net Tax | 1588.22 | 1795.14 | 1948.70 | 1935.70 | |
| Sp-Asmnt | 21.00 | 21.00 | 21.00 | 24.00 | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 2 B | F | M | | 1597 | | a | *MAIN |
| | OH | P | | 84 | 3190 | b | PORCH |
| | OFP | P | | 226 | 6780 | c | PORCH |
| | OFP2 | P | | 64 | 1920 | d | PORCH |
| 1 | F/C | A | | 26 | | e | ADDTN |
| | OFP | P | | 64 | 1920 | f | PORCH |
| | BAY2 | P | | 12 | | g | PORCH |
| 1 | F | A | | 168 | | h | ADDTN |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 346 | 1 | 2025-08-05 | TAYLOR-AUSTIN MELISSA L | 1AF * | 0 | 10110 | 120540 |
| 939 | 1 | 1988-11-16 | | 1WD | 40000 | 0 | 44800 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2021 | 3090 | 31630 | 34720 | 1594.12 |
| 2020 | 3090 | 31630 | 34720 | 1379.94 |

| project | | | ben acres | / % | factor |
|---|---|---|---|---|---|
| 131 | BLANCHARD RIVER MAINT | XA/2025 | | | |
| 921 | BLANCHARD RIVER MAINT | XA/2023 | | | |
| 500 | HARDIN COUNTY LANDFILL | XA/2025 | | | |
| 235 | KELLOGG #983 - BLANCHARD | XA/2025 | | | |




513 N DETROIT ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 2 | | | | |
| Floor Level | Main | FRAME | 1791 | 130730 |
| | Full Upper | FRAME | 1597 | 75430 |
| | Basement | | 835 | 15620 |
| | Subtotal | | | 221780 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | X | X | |
| Panelled Wall | | X | |
| Unfinished Wall | X | | |
| Floor/Hardwood | | X | X |
| Floor/Carpet | | X | |
| Floor/Tile-Lino | | T | |
| Number of Rooms | 1 | 5 | 6 |
| Bedrooms | | | 5 |
| Central Heat | | A | |
| FORCED AIR | | | |
| Plumbing | | | |
| Standard | 1 | | |
| Extra 2 Fixture | 1 | | |

| | |
|---|---|
| Plumbing | 1400 |
| Extra Features | 13810 |
| Total Value | 236990 |
| PUB PAVED ST/RD | |
| Neighborhood: | |
| Code: | 3720 |
| Dwl/Gar/NC% | .9600 |

| | 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 | | 3388 | | C+ | 1890GD | 260690 | .40 | .20 | 120130 |
| 2 | Garage | *SV 0 | 18X20 | 360 | | | OLD/AV | 400 | | | 400 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 55.0000 | 55.00 | 155 | 102 | 180 | 184 | 10120 | 10120 |

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

36-380063.0000-v082020R