PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-470014.0000 RES
P88 2026

sale

2023 DEVORE KEVIN S	2005-03-08	
2024 DEVORE KEVIN S	2005-03-08	
2025 DEVORE KEVIN S	2005-03-08	
2026 DEVORE KEVIN S	2005-03-08 J C WMS 14	
320 CLINTON ST	1WD	
	$60,000	
KENTON OH 43326		

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

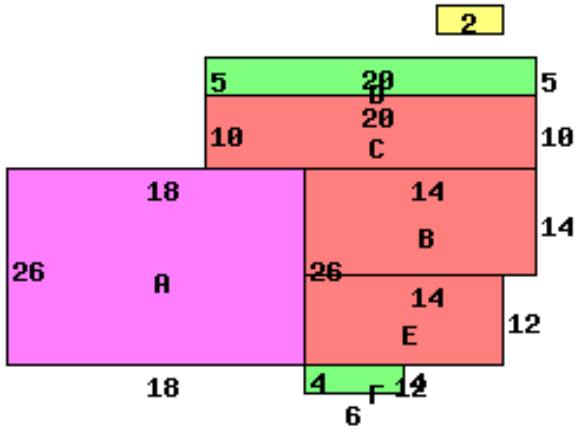
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5290	5290	5290	5290		5290	6110	6100
Bldg100%	85230	85230	85230	85230		85230	117940	117940
Totl100%	90510t	90510t	90510t	90510t		90510t	124060t	124040t
Cauv100%								
Tax Value:								
Land 35%	1850	1850	1850	1850		1850	2140	2140
Bldg 35%	29830	29830	29830	29830		29830	41280	41280
Totl 35%	31680t	31680t	31680t	31680t		31680t	43420t	43410t
Hmstd35%								
Owner Oc	28.04	28.00	27.92	27.92	27.92			
Hmstd RB								
Net Tax	1274.54	1350.00	1341.00	1341.00	1341.00			
Sp-Asmnt	21.57	33.45	33.45	33.45				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		468		a	*MAIN
1 A	F/C	A		196		b	ADDTN
1	F/C	A		200		c	ADDTN
	EFP	P		100	4000	d	PORCH
1	F/C	A		144		e	ADDTN
	OFP	P		24	720	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
142	1	2005-03-08	DEVORE KEVIN S	1WD		60000	4660	42310
234	1	1997-06-12	DEVORE SHARON L	1CT	*	0	4860	23740

Year	Land	Bldg	Total	Net Tax
2022	1620	24850	26470	1210.82
2021	1620	24850	26470	1215.32

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



320 CLINTON ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1008	101460
	Part Upper	FRAME	468	25060
	Qtr Story	FRAME	196	1000
	Basement		240	4920
	Subtotal			132440
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		P	P		
Panelled Wall		X			
Unfinished Wall	X				X
Floor/Carpet		X	X		
Floor/Tile-Lino		X			
Number of Rooms	1	5	2	1	
Bedrooms		1	2		
Central Heat		A			
FORCED AIR					
Plumbing					
Standard	1				

Extra Features	4720
Total Value	137160
PUB SIDEWALK	
Neighborhood:	
Code:	3620
Dwl/Gar/NC%	1.5500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		1476		C-	1938GD	123440	.40		114800
2	Garage		16X22	352		D	OLD/FR	6760	.70		3140

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	48.0000	48.00	128	92	138	127	6100	6100

Call Back: Sign: PSN Date: 2015-01-13 Lister:

36-470014.0000-v082020R