

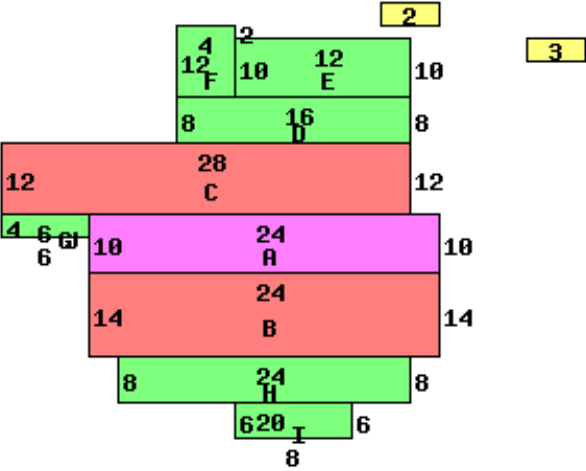
sale

2022	BROWNE KIERA N	2020-08-13	
2023	BROWNE KIERA N	2020-08-13	
2024	BROWNE KIERA N	2020-08-13	
2025	BROWNE KIERA N	2020-08-13	PT E 1/2 SE 1/4 32
	445 W COLUMBUS ST	1WD	
	KENTON OH 43326	\$70,000	

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

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	4140	5940	5940	5940	5940	6820
Bldg100%	66000	80030	80030	80030	80030	110130
Totl100%	70140t	85970t	85970t	85970t	85970t	116950t
Cauv100%						
Tax Value:						
Land 35%	1450	2080	2080	2080	2080	2390
Bldg 35%	23100	28010	28010	28010	28010	38550
Totl 35%	24550t	30090t	30090t	30090t	30090t	40930t
Hmstd35%						
Owner 0c						
Hmstd RB						
Net Tax	1146.82	1237.18	1308.84	1300.22	1300.22	
Sp-Asmnt	21.42	21.42	32.74	32.74		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 BA	F	M		240		b	ADDTN
1TB	F	A		336		c	ADDTN
1 B	F	P		336		d	PORCH
	EFPP	P		128	5120	e	PORCH
	WDD	P		120	1800	f	PORCH
	PAT	P		48	140	g	PORCH
	CAN	P		24	190	h	PORCH
	EFPP	P		160	6400	i	PORCH
	DK	P		48	720	j	PORCH
	STP	P		24	100		
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
354	1	2020-08-13	BROWNE KIERA N	1WD	70000	3940	54110
175	1	2016-05-24	ROUTT DONALD J	1WD	59900	4740	44910
8	1	2010-01-12	HODGE DERICK W	1WD *	49900	5490	43060
399	1	2009-09-18	WEAVER PHILLIP L	1WD *	21000	5490	43060
148	1	2009-04-28	CITI FINANCIAL INC	1SH *	25000	5490	43060
91	1	1998-03-05	KELLY SHANNON M	1OC *	0	4940	24540
573	1	1993-06-29	KELLY DENNIS E & SHANNON	1WD *	35500	0	24430
482	0	1987-06-15			24000	0	24510
Year	Land	Bldg	Total	Net Tax			
2021	1450	23100	24550	1150.98			
2020	1450	23100	24550	999.72			
p r o j e c t				ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025			
500 HARDIN COUNTY LANDFILL				XA/2025			



445 W COLUMBUS ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS
Sq-Ft Value

Story Height	1T				
Floor Level		Main	FRAME	912	99880
		Part Upper	FRAME	336	23530
		Qtr Story	FRAME	240	1060
		Basement		912	17030
		Subtotal			141500
Shingle		Roof	GABLE		
	B 1 2 U A				
Plaster/Drywall		P D		Air Conditioning	2190
Panelled Wall		X		Extra Features	14470
Unfinished Wall	X	X	X	Total Value	158160
Floor/Hardwood	X X				
Floor/Carpet	X			PUB SIDEWALK	
Floor/Concrete	X				
Floor/Tile-Lino	X			Neighborhood:	
Number of Rooms	1 5 3	1		Code:	3670
Bedrooms	3			Dwl/Gar/NC%	1.5000
Central Heat	A				
FORCED AIR					
Central A/C	A				
Plumbing					
Standard	1				

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 BAF	FtxFt	1248	Rate	C	Cond	Value	Dpr	Dpr	Value
2 Garage		12X26	312		C	OLD/AV	158160	.55		106760
3 Shed	*PP	6X7	35			OLD/FR	7490	.70		3370
						2012AV	0			0
front lot	acres/	effective	depth	depth	actual	effective	extended	true		
	frontage	frontage	factor	factor	rate	rate	value	value		
	48.00000	48.00	159	103	138	142	6820	6820		

Call Back:

Sign: PSN Date: 2015-04-09 Lister:

36-660015.0000-v082020R