

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-010183.0000  
N53

COM  
2025

sale

Eff Rate:- 57.45 — 53.98 — 56.47 — 56.17 — a/r

2022 HOME SAVINGS & LOAN C	2021-08-17
2023 HOME SAVINGS & LOAN C	2021-08-17
2024 HOME SAVINGS & LOAN C	2021-08-17
2025 HOME SAVINGS & LOAN CO	2021-08-17 ORIG W 1/2 112
202 E FRANKLIN ST	1WD
KENTON OH 43326	\$149,000

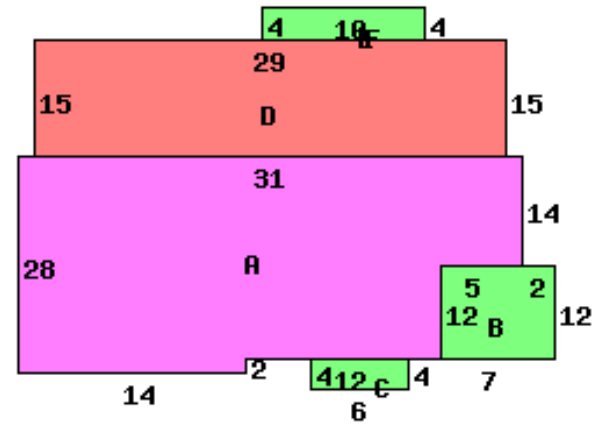
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	447	447	447	447	447
Acres					
Land100%	3540	4030	4030	4030	4030
Bldg100%	65800	111510	111510	111510	111520
Totl100%	69340t	115540t	115540t	115540t	115550t
Cauv100%					
Tax Value:					
Land 35%	1240	1410	1410	1410	1410
Bldg 35%	23030	39030	39030	39030	39030
Totl 35%	24270t	40440t	40440t	40440t	40440t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1394.36	2182.80	2283.56	2271.62	
Sp-Asmnt	21.61	21.61	35.24	35.24	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		774			
	OFF	P		84	2520	b	PORCH
	OFF	P		24	720	c	PORCH
1 Q	F/C	A		435		d	ADDTN
	STP	P		40	160	e	PORCH
	CAN	P		40	320	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
417	1	2021-08-17	HOME SAVINGS & LOAN CO	1WD	149000	3540	65800
35	1	2012-02-01	GARY NELSON PROPERTIES	1QC *	0	8800	58860
526	1	2011-12-22	NELSON PROPERTIES LLC	1QC *	0	8800	58860
538	1	1998-09-11	NELSON GARY A	1WD	50000	8430	46430
317	1	1995-04-25	ALEXANDER BARBARA	WD	55000	8400	44310
1067	1	1991-12-23		1WD *	55000	0	40910
100	0	1986-02-12			0	0	42310

Year	Land	Bldg	Total	Net Tax
2021	1240	23030	24270	1404.22
2020	1240	23030	24270	1255.30

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



202 E FRANKLIN ST 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height	2			
Floor Level	Main	FRAME	1209	103520
	Full Upper	FRAME	774	56630
	Qtr Story	FRAME	435	7670
	Basement		112	2470
	Subtotal			170290
Shingle	Roof	GABLE		
	B 1 2 U A			
Plaster/Drywall	X X	Air Conditioning		3550
Unfinished Wall	X	Plumbing		1400
Floor/Hardwood	X	Extra Features		3720
Floor/Pine	X	Total Value		178960
Floor/Carpet	X			
Number of Rooms	1 4 3	PUB ALLEY		
Bedrooms	4			
Central Heat	A	Neighborhood:		
FORCED AIR		Code:		3620
Central A/C	A	Dwl/Gar/NC%		1.1200
Plumbing				
Standard	1			
Extra 2 Fixture	1			

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
1 DWELLING	2 B F	FtxFt	Area	Grade	Cond	Value	Dpr	Dpr	Value
			1983	C+	OLD/AV	202760	.45		111520
front lot	acres/	effective	depth	depth	actual	effective	extended	true	
	frontage	frontage	factor	factor	rate	rate	value	value	
	31.5000	32.00	165	105	120	126	4030	4030	

Call Back:

Sign: PSN Date: 2014-12-17 Lister:

36-010183.0000-v082020R