

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                 |

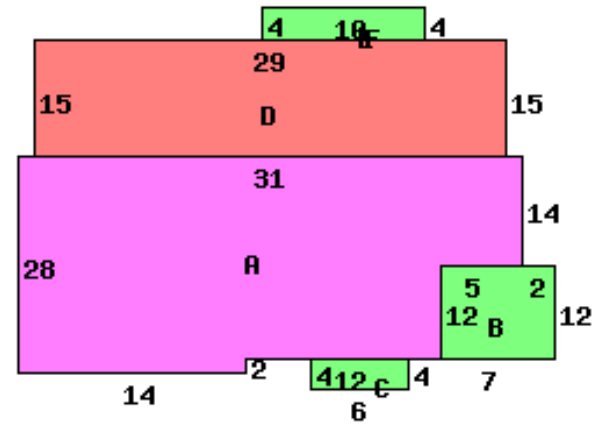
|            |         |         |         |         |         |
|------------|---------|---------|---------|---------|---------|
| Tax Year   | 2022    | 2023    | 2024    | 2025    | CAMA    |
| Prop Cls   | 447     | 447     | 447     | 447     | 447     |
| Acres      |         |         |         |         |         |
| 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 *         |        | 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 |
|-----------------|-----------------|------------------------|
| Story Height    | 2               | Sq-Ft Value            |
| 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     | Value      |
|            |          | 1983      |        | C+        | OLD/AV  | 202760    | .45 111520 |
| front lot  | acres/   | effective | depth  | depth     | actual  | effective | extended   |
|            | frontage | frontage  | factor | factor    | rate    | rate      | value      |
|            | 31.5000  | 32.00     | 165    | 105       | 120     | 126       | 4030 4030  |

Call Back:

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

36-010183.0000-v082020R