PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010183.0000 COM
N53 2026

sale

2023 HOME SAVINGS & LOAN C	2021-08-17	
2024 HOME SAVINGS & LOAN C	2021-08-17	
2025 HOME SAVINGS & LOAN C	2021-08-17	
2026 HOME SAVINGS & LOAN CO	2021-08-17	ORIG W 1/2 112
202 E FRANKLIN ST	1WD	
	$149,000	
KENTON OH 43326		

Eff Rate: – 53.98 — 56.47 — 56.17 — 56.17 — a/r

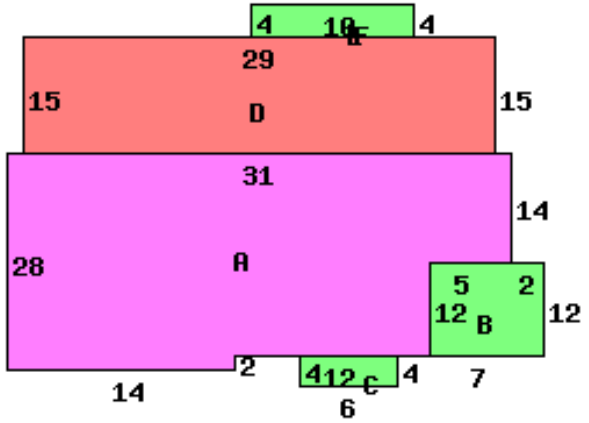
Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	447	447	447	447	447	447	447
Acres							
Land100%	4030	4030	4030	4030	4030	4830	4840
Bldg100%	111510	111510	111510	111510	111510	133170	133170
Totl100%	115540t	115540t	115540t	115540t	115540t	138000t	138010t
Cauv100%							
Tax Value:							
Land 35%	1410	1410	1410	1410	1410	1690	1690
Bldg 35%	39030	39030	39030	39030	39030	46610	46610
Totl 35%	40440t	40440t	40440t	40440t	40440t	48300t	48300t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	2182.80	2283.56	2271.62	2271.62			
Sp-Asmnt	21.61	35.24	35.24	35.24			

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		774		a	*MAIN
	OFP	P		84	2520	b	PORCH
	OFP	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:bldg
417	1	2021-08-17	HOME SAVINGS & LOAN CO	1WD		149000	3540	65800
35	1	2012-02-01	GARY NELSON PROPERTIES LL	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
2022	1240	23030	24270	1394.36
2021	1240	23030	24270	1404.22

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		
Unfinished Wall	X				
Floor/Hardwood		X			
Floor/Pine			X		
Floor/Carpet		X			
Number of Rooms		1	4	3	
Bedrooms				4	
Central Heat			A		
FORCED AIR					
Central A/C			A		
Plumbing					
Standard		1			
Extra 2 Fixture		1			

Air Conditioning	3550
Plumbing	1400
Extra Features	3720
Total Value	178960
PUB ALLEY	
Neighborhood:	
Code:	4444
Dwl/Gar/NC%	1.2000
lot/hmsite%	1.2000
res-ag:lnd%	1.2000
ag-t:c/p/w%	1.2000
ag-t:other%	1.2000
ag:outbldg%	1.2000

	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		1983		C+	OLD/AV	242130	.45		133170

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	31.5000	32.00	165	105	120	126	4030	4840

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