

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-120018.0000
052

RES
2025

sale

2022 LAUBIS LOU ANN
2023 LAUBIS LOU ANN
2024 LAUBIS LOU ANN
2025 LAUBIS LOU ANN
432 E FRANKLIN ST
KENTON OH 43326

FURNEYS PT 11

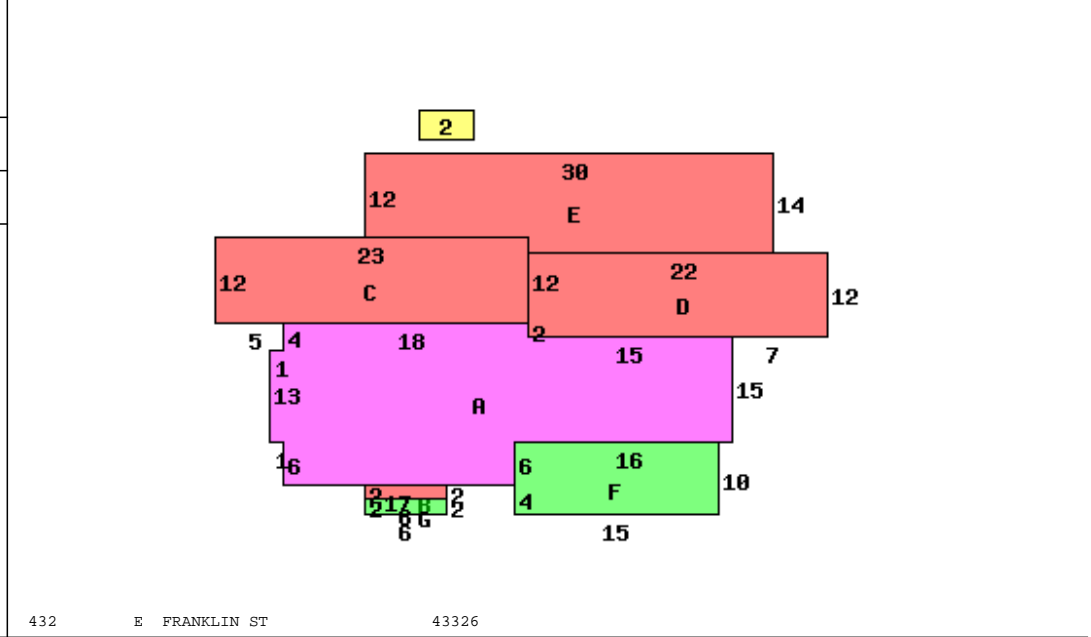
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Eff Rate:-	50.59	44.66	47.03	46.74	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	5830	6660	6660	6660	6660
Land100%	83310	107290	107290	107290	107290
Bldg100%	89140t	113940t	113940t	113940t	113950t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	2040	2330	2330	2330	2330
Bldg 35%	29160	37550	37550	37550	37550
Totl 35%	31200t	39880t	39880t	39880t	39880t
Hmstd35%					
Owner Oc	30.26	35.30	35.26	35.16	
Hmstd RB	400.22	368.96	417.58	429.66	
Net Tax	1026.98	1235.46	1281.84	1258.42	
Sp-Asmnt	21.65	21.65	34.72	34.72	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	BA	F	M	646			ADDTN
1		F/C	A	12			ADDTN
1		F/C	A	276			ADDTN
1		F/C	A	284			ADDTN
1		F/C	A	396			ADDTN
		OFF	P	150	4500		PORCH
		BAL	P	12	180		PORCH

Year	Land	Bldg	Total	Net Tax
2021	2040	29160	31200	1030.78
2020	2040	29160	31200	892.28

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



432 E FRANKLIN ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1594 125240
	Qtr Story	FRAME	360 1630
	Basement		484 9270
	Subtotal		136140
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X	X	360 sq ft
Panelled Wall	X		Attic Finish 6420
Unfinished Wall	X		Air Conditioning 2820
Floor/Pine	X	X	Extra Features 4680
Floor/Carpet	X		Total Value 150060
Number of Rooms	1	7	PUB PAVED ST/RD
Bedrooms	2	1	Topo: HIGH
Central Heat	A		Neighborhood:
FORCED AIR			Code: 3620
Central A/C	X		Dwl/Gar/NC% 1.1200
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 BAF	20X24	1954	Rate	C	OLD/GD	150060	Dpr	Dpr	Value
2 Garage	F		480		C	2003AV	11520	.50		100840
		effective	depth	actual	effective	extended	true			
front lot	acres/	frontage	frontage	depth	rate	value	value			
front lot		12.00	113	86	120	103	1240			1240
		48.00	133	94	120	113	5420			5420

Call Back:	Sign: PSN Date: 2014-11-21	Lister:	36-120018.0000-v082020R
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