PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-120018.0000 RES
052 2026

## sale

2023 LAUBIS LOU ANN
2024 LAUBIS LOU ANN
2025 LAUBIS LOU ANN
2026 LAUBIS LOU ANN FURNEYS PT 11
432 E FRANKLIN ST
$0
KENTON OH 43326

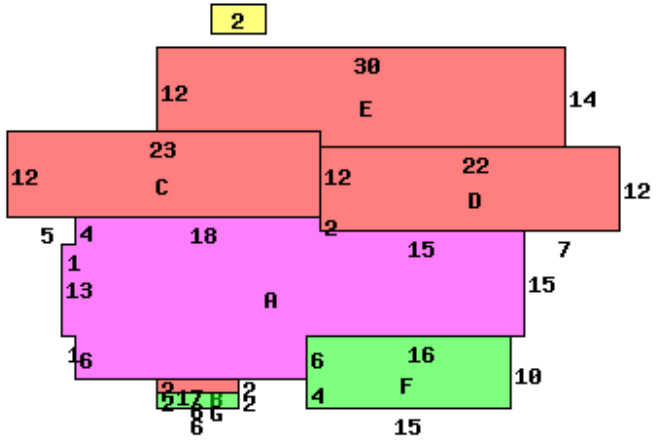
Eff Rate:- 44.66 47.03 46.74 46.74 a/r

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 6660 | 6660 | 6660 | 6660 | | 6660 | 7660 | 7670 |
| Bldg100% | 107290 | 107290 | 107290 | 107290 | | 107290 | 148490 | 148490 |
| Totl100% | 113940t | 113940t | 113940t | 113940t | | 113940t | 156140t | 156160t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 2330 | 2330 | 2330 | 2330 | | 2330 | 2680 | 2680 |
| Bldg 35% | 37550 | 37550 | 37550 | 37550 | | 37550 | 51970 | 51970 |
| Totl 35% | 39880t | 39880t | 39880t | 39880t | | 39880t | 54650t | 54660t |
| Hmstd35% | | | | | | | | |
| Owner Oc | 35.30 | 35.26 | 35.16 | 35.16 | 35.16 | | | |
| Hmstd RB | 368.96 | 417.58 | 429.66 | 429.66 | 429.66 | | | |
| Net Tax | 1235.46 | 1281.84 | 1258.42 | 1258.42 | 1258.42 | | | |
| Sp-Asmnt | 21.65 | 34.72 | 34.72 | 34.72 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 BA | F | M | | 646 | | a | *MAIN |
| 1 | F/C | A | | 12 | | b | ADDTN |
| 1 | F/C | A | | 276 | | c | ADDTN |
| 1 | F/C | A | | 264 | | d | ADDTN |
| 1 | F/C | A | | 396 | | e | ADDTN |
| | OFP | P | | 150 | 4500 | f | PORCH |
| | BAL | P | | 12 | 180 | g | PORCH |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 2040 | 29160 | 31200 | 1026.98 |
| 2021 | 2040 | 29160 | 31200 | 1030.78 |

| 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

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| 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 | Attic Finish | 6420 |
| Panelled Wall | | X | | | | | Air Conditioning | 2820 |
| Unfinished Wall | X | | | | | | Extra Features | 4680 |
| Floor/Pine | | X | | X | | | Total Value | 150060 |
| Floor/Carpet | | X | | | | | | |
| Number of Rooms | 1 | 7 | | 1 | | | PUB PAVED ST/RD | |
| Bedrooms | | 2 | | | | | Topo: HIGH | |
| Central Heat | | A | | | | | Neighborhood: | |
| FORCED AIR | | | | | | | Code: | 3620 |
| Central A/C | | X | | | | | Dwl/Gar/NC% | 1.5500 |
| Plumbing | | | | | | | | |
| Standard | 1 | | | | | | | |

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | 1 BAF | | 1954 | | C | OLD/GD | 150060 | .40 | | 139560 |
| 2 | Garage | F | 20X24 | 480 | | C | 2003AV | 11520 | .50 | | 8930 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | | 12.00 | 113 | 86 | 138 | 119 | 1430 | 1430 |
| front lot | | 48.00 | 133 | 94 | 138 | 130 | 6240 | 6240 |

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