

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-140003.0000  
B55

RES  
2025

sale

Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

2022	EDDY DIANE E	2000-12-26
2023	EDDY DIANE E	2000-12-26
2024	SHERWOOD CASEY	2023-08-10
2025	RIGDON RENTAL PROPRTIE 413 W FRANKLIN ST	2024-05-16 POWERS E 1/2 39 LWD
KENTON OH 43326		\$20,000

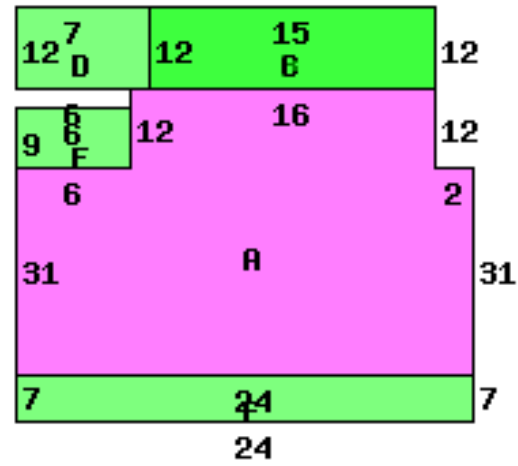
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	3430	4910	4910	4910	4910
Land100%	44460	48400	48400	48400	48410
Bldg100%	47890t	53310t	53310t	53310t	53320t
Totl100%					
Cauvl00%					
Tax Value:					
Land 35%	1200	1720	1720	1720	1720
Bldg 35%	15560	16940	16940	16940	16940
Totl 35%	16760t	18660t	18660t	18660t	18660t
Hmstd35%					
Owner Oc	16.26	16.52			
Hmstd RB	400.22	368.96			
Net Tax	366.42	381.74	811.66	806.30	
Sp-Asmnt	21.07	532.01	543.00	29.98	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		936		b	PORCH
	CPY	P		180	1440	c	PORCH
	PAT	P		180	540	d	PORCH
	FPP	P		84	250	e	PORCH
	DK	P		54	2160	f	PORCH
				168	2520		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
187	1	2024-05-16	RIGDON RENTAL PROPERTIES	LWD	20000	4910	48400
329	1	2023-08-10	SHERWOOD CASEY	1QC *	0	3430	44460
328	2	2023-08-10	SHERWOOD KIMBERLY ETAL	2CT *	0	3430	44460
738	1	2000-12-26	EDDY DIANE E	LWD	43000	4660	26830
190	1	1997-04-15	SMITH TODD A & MONICA S	LWD	27000	5740	16510
686	1	1995-07-26	KECKLER, TIMOTHY	LWD	22000	5710	16400
445	1	1995-05-25	BLOOM ANNA M	QC *	0	5710	16400

Year	Land	Bldg	Total	Net Tax
2021	1200	15560	16760	367.78
2020	1200	15560	16760	666.12

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



413 W FRANKLIN ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	936 102510
	Basement		936 17480
	Subtotal		119990
Shingle	Roof	HIP	
B 1 2 U A			
Plaster/Drywall	X	Extra Features	6910
Panelled Wall	X	Total Value	126900
Unfinished Wall	X		
Floor/Hardwood	X	PUB ALLEY	
Floor/Carpets	X		
Floor/Tile-Lino	X	Neighborhood:	
Number of Rooms	2 4	Code:	3670
Bedrooms	2	Dwl/Gar/NC%	1.0900
Central Heat	X		
FORCED AIR			
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	FtxFt	Area	Grade	Cond	Dpr	Dpr	Value
			936	C	OLD/FR	.65		48410
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	factor	factor	rate	rate	value	value
		39.00	165	105	120	126	4910	4910