PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-140003.0000 RES
B55 2026

sale

2023 EDDY DIANE E	2000-12-26	
2024 SHERWOOD CASEY	2023-08-10	
2025 RIGDON RENTAL PROPERT	2024-05-16	
2026 RIGDON RENTAL PROPERTIE	2024-05-16	POWERS E 1/2 39
413 W FRANKLIN ST	1WD	
	$20,000	
KENTON OH 43326		

Eff Rate: – 44.66 — 47.03 — 46.74 — 46.74 — a/r

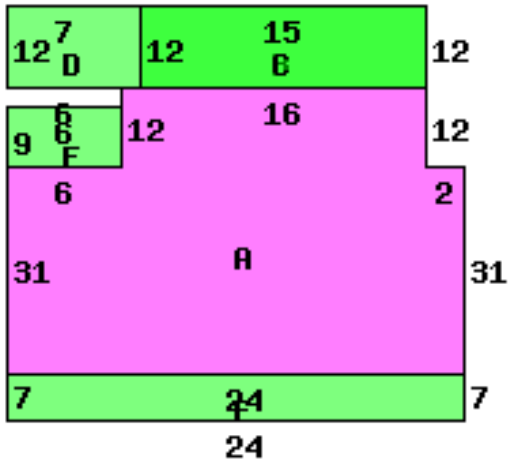
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4910	4910	4910	4910		4910	5660	5660
Bldg100%	48400	48400	48400	48400		48400	66630	66620
Totl100%	53310t	53310t	53310t	53310t		53310t	72290t	72280t
Cauv100%								
Tax Value:								
Land 35%	1720	1720	1720	1720		1720	1980	1980
Bldg 35%	16940	16940	16940	16940		16940	23320	23320
Totl 35%	18660t	18660t	18660t	18660t		18660t	25300t	25300t
Hmstd35%								
Owner Oc	16.52							
Hmstd RB	368.96							
Net Tax	381.74	811.66	806.30	806.30	806.30			
Sp-Asmnt	532.01	543.00	29.98	29.98				

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

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
187	1	2024-05-16	RIGDON RENTAL PROPERTIES	1WD		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	1WD		43000	4660	26830
190	1	1997-04-15	SMITH TODD A & MONICA S	1WD		27000	5740	16510
686	1	1995-07-26	KECKLER, TIMOTHY	1WD		22000	5710	16400
445	1	1995-05-25	BLOOM ANNA M	QC	*	0	5710	16400

Year	Land	Bldg	Total	Net Tax
2022	1200	15560	16760	366.42
2021	1200	15560	16760	367.78

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

			Sq-Ft	Value
Story Height 1				
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/Carpet	X		
Floor/Tile-Lino	X	Neighborhood:	
Number of Rooms	2 4	Code:	3670
Bedrooms	2	Dwl/Gar/NC%	1.5000
Central Heat	X		
FORCED AIR			
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 B F		936		C	OLD/FR	126900	.65		66620

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		39.00	165	105	138	145	5660	5660

Call Back: Sign: PSN Date: 2014-12-08 Lister:

36-140003.0000-v082020R