

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-170004.0000
B60

RES
2025

sale

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

2022 TUDOR ANDA M	2021-11-10
2023 TUDOR ANDA M	2021-11-10
2024 TUDOR ANDA M	2021-11-10
2025 TUDOR ANDA M	2021-11-10 J PFEIFFERS W PT 3
431 W FRANKLIN ST	1WD
KENTON OH 43326	\$30,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3890	5600	5600	5600	5600
Bldg100%	36890	55110	55110	55110	55110
Totl100%	40770t	60710t	60710t	60710t	60710t
Cauvl00%					
Tax Value:					
Land 35%	1360	1960	1960	1960	1960
Bldg 35%	12910	19290	19290	19290	19290
Totl 35%	14270t	21250t	21250t	21250t	21250t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	666.60	873.74	924.32	918.22	
Sp-Asmnt	21.23	21.23	427.55	30.81	

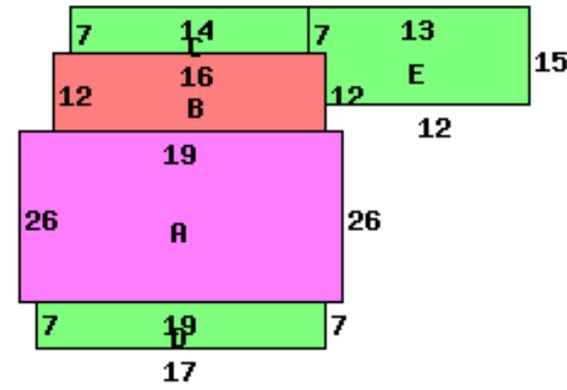
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		494		b	ADDTN
1 B	F	A		192		c	PORCH
	OFFP	P		98	2940	d	PORCH
	OFFP	P		119	3570	e	PORCH
	DK	P		187	2810		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
611	1	2021-11-10	TUDOR ANDA M	1WD	30000	3890	36890
438	1	2004-07-21	CASSANDRA PROPERTIES LLC	LSH	27000	4400	37800
236	1	2000-04-28	HOLLAND FRANK	1WD	28000	4430	31230
412	2	1996-09-06	ROSTORFER MARY E	2CT *	0	4660	21030
281	1	1993-04-15	RODENBERGER NETTIE E	1CT *	0	0	21830

Year	Land	Bldg	Total	Net Tax
2021	1360	12910	14270	669.04
2020	1360	12910	14270	581.10

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

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431 W FRANKLIN ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level		
	Main	FRAME
	Full Upper	FRAME
	Basement	
	Subtotal	144150
Shingle	Roof	GABLE
Plaster/Drywall	X X	Extra Features
Unfinished Wall	X	Total Value
Floor/Hardwood	X	
Floor/Pine	X	PUB SIDEWALK
Number of Rooms	1 5 2	
Bedrooms	1 2	Neighborhood:
Central Heat	A	Code:
FORCED AIR		Dwl/Gar/NC%
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F			Grade	Cond	Dpr	Dpr	Value
2 Garage		1180		C-	OLD/FR	.65		52690
	14X22	308		C	1974FR	.70		2420
front lot	50.0000	50.00	130	93	120	112	5600	5600

Plaster/Drywall	9320
Unfinished Wall	153470
Floor/Hardwood	
Floor/Pine	
Number of Rooms	
Bedrooms	
Central Heat	
FORCED AIR	
Plumbing	
Standard	