

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-170024.0000
B61

RES
2025

sale

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

2022 NEWLAND BILLIE	2021-02-03
2023 RENAX RENTALS LLC	2022-03-25
2024 RENAX RENTALS LLC	2022-03-25
2025 TAYLORED HOMES LLC	2024-01-30 J PFEIFFERS W N PT 22
501 W FRANKLIN ST	2WD
KENTON OH 43326	\$75,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	3400	4860	4860	4860	4850
Land100%	51510	71540	71540	71540	71530
Bldg100%	54910t	76400t	76400t	76400t	76380t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	1190	1700	1700	1700	1700
Bldg 35%	18030	25040	25040	25040	25040
Totl 35%	19220t	26740t	26740t	26740t	26730t
Hmstd35%					
Owner Oc	18.64				
Hmstd RB	400.22				
Net Tax	478.96	1099.46	1163.12	1155.44	
Sp-Asmnt	21.23	21.23	32.63	32.63	

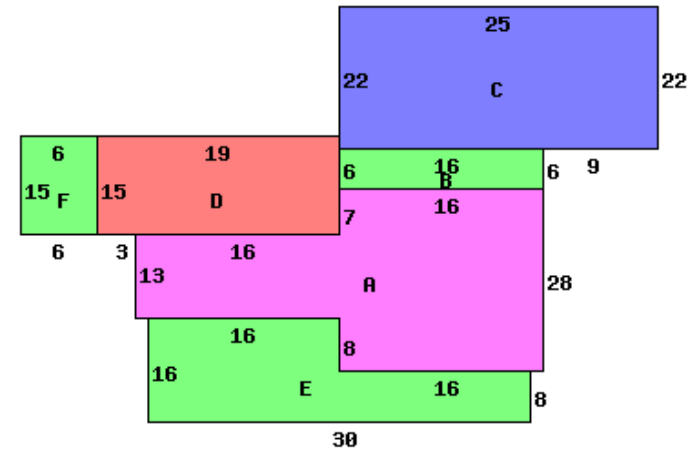
SHB+ 1TB	CONS F	TYPE M	FACT	SQ-FT 656	VALUE 3840	a	*MAIN
	EFP	P		96	13200	b	PORCH
	F	G		285		c	GRAGE
1 B	OFF	A		360	10800	d	ADDTN
	WDD	P		90	1350	e	PORCH
						f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
34	2	2024-01-30	TAYLORED HOMES LLC	2WD	75000	4860	71540
132	2	2022-03-25	RENAX RENTALS LLC	2ED	67500	3400	51510
45	2	2021-02-03	NEWLAND BILLIE	2AF *	0	3400	51510

Year	Land	Bldg	Total	Net Tax
2021	1190	18030	19220	480.74
2020	1190	18030	19220	416.14

Project
902 MAIN DISTRICT CONSERVANCY XA/2025
500 HARDIN COUNTY LANDFILL XA/2025

ben acres / % factor



501 W FRANKLIN ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1T	Sq-Ft Value
Floor Level	Main FRAME 941 103060
	Part Upper FRAME 656 37680
	Basement 941 17570
	Subtotal 158310
Shingle	Roof GABLE
Plaster/Drywall	X X
Floor/Pine	X X
Floor/Carpet	X
Number of Rooms	1 5 3
Bedrooms	1 3
Central Heat	A
HOT WATER	
Plumbing	Standard 1
	Garages and Carports 13200
	Extra Features 15990
	Total Value 187500
	PUB SIDEWALK
	Neighborhood:
	Code: 3670
	Dwl/Gar/NC% 1.0900

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
1 DWELLING	1TB F		1597		C	OLD/FR		187500	.65		71530
front lot	acres/	effective	depth	depth	actual	effective	extended	true	value	value	value
	50.0000	50.00	100	81	120	97	4850	4850			