

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-170024.0000
B61

RES
2023

sale

Eff Rate:- 44.63 — 50.76 — 50.59 — 44.66 — a/r

2020 NEWLAND BILLIE & SAND									
2021 NEWLAND BILLIE & SAND									
2022 NEWLAND BILLIE	2021-02-03								
2023 RENAX RENTALS LLC	2022-03-25 J PFEIFFERS W N PT 22								
501 W FRANKLIN ST	2ED								
KENTON OH 43326	\$67,500	07.1-05-17-024							
2024 TAYLORED HOMES LLC	2024-01-30								
501 W FRANKLIN ST	2WD								
KENTON OH 43326									

Tax Year	2020	2021	2022	2023		CAMA
Prop Cls	510	510	510	510		510
Acres						
Land100%	3400	3400	3400	4860		4850
Bldg100%	51510	51510	51510	71540		71530
Totl100%	54910t	54910t	54910t	76400t		76380t
Cauv100%						
Tax Value:						
Land 35%	1190	1190	1190	1700		1700
Bldg 35%	18030	18030	18030	25040		25040
Totl 35%	19220t	19220t	19220t	26740t		26730t
Hmstd35%						
Owner Oc	18.78	18.64	18.64			
Hmstd RB	347.76	401.72	400.22			
Net Tax	416.14	480.74	478.96	1099.46		
Sp-Asmnt	21.23	21.24	21.23	21.23		

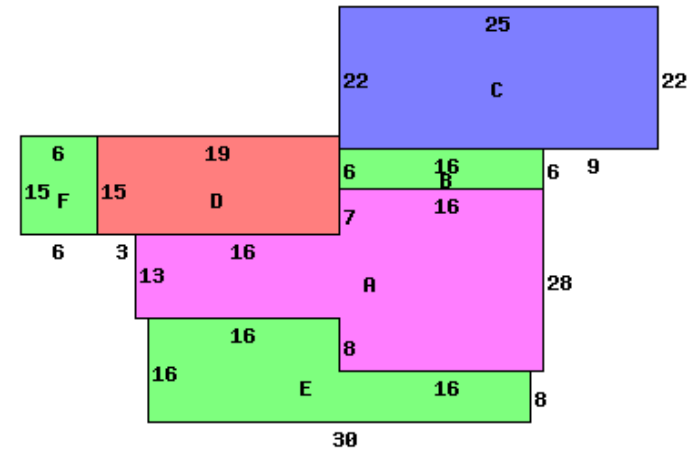
SHB+ 1TB	CONS F	TYPE M	FACT	SQ-FT 656	VALUE 3840	a *MAIN
	EFP	P		96	13200	b PORCH
	F	G		550		c GRAGE
1 B	F	A		285		d ADDTN
	OFF	P		360	10800	e PORCH
	WDD	P		90	1350	f PORCH

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
2019	1140	14700	15840	271.94
2018	1140	14700	15840	272.24

Project
902 MAIN DISTRICT CONSERVANCY XA/2023
500 HARDIN COUNTY LANDFILL XA/2023

ben acres / % factor



501 W FRANKLIN ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	941	103060
	Part Upper	FRAME	656	37680
	Basement		941	17570
	Subtotal			158310
Shingle	Roof	GABLE		
	B 1 2 U A			
Plaster/Drywall	X X			Garages and Carports 13200
Floor/Pine	X X			Extra Features 15990
Floor/Carpet	X			Total Value 187500
Number of Rooms	1 5 3			
Bedrooms	1 3			PUB SIDEWALK
Central Heat	A			Neighborhood:
HOT WATER				Code: 3670
Plumbing				Dwl/Gar/NC% 1.0900
Standard	1			

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