

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-180006.0000  
E33

RES  
2025

sale

2022 BOUCHER DAVID R JR &  
2023 HASTINGS TIMOTHY A &  
2024 HASTINGS TIMOTHY A &  
2025 HASTINGS TIMOTHY A & KI  
406 W FRANKLIN ST  
KENTON OH 43326

2007-12-21

POWERS E 1/2 30  
1SD  
\$15,000

Eff Rate:-	50.59	44.66	47.03	46.74	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2510	3600	3600	3600	3600
Bldg100%	39030	51800	51800	51800	51800
Totl100%	41540t	55400t	55400t	55400t	55400t
Cauv100%					
Tax Value:					
Land 35%	880	1260	1260	1260	1260
Bldg 35%	13660	18130	18130	18130	18130
Totl 35%	14540t	19390t	19390t	19390t	19390t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	679.22	797.24	843.42	837.84	
Sp-Asmnt	153.13	22.35	29.59	29.59	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		884		a	*MAIN
1	EFP	P		72	2880	b	PORCH
	F/C	A		375		c	ADDIN
	OFF	P		222	6660	d	PORCH

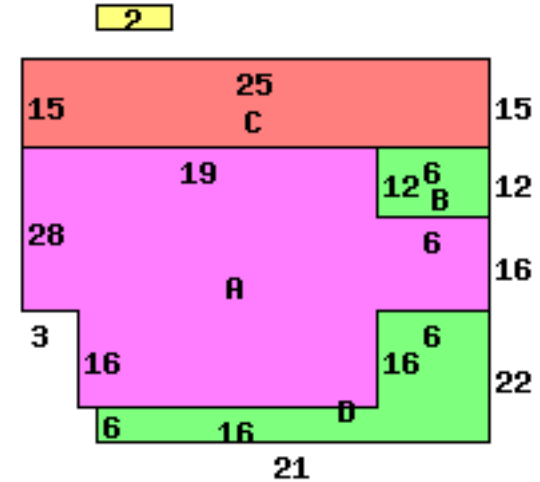
#: 20 L/W  
361800200000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
95	1	2007-12-21	BOUCHER DAVID R JR & FRAN	LWD	18000	2510	55770
691	1	2007-12-21	BOUCHER DAVID R JR & FRA	LWD	18000	3770	63710
174	1	2007-04-13	WELLS FARGO BANK NA	LSH	26667	3770	63710
642	1	2004-10-08	KIES MALINDA	LWD	61600	3430	34740
436	1	2001-08-24	WEAVER PHILLIP L & DEBOR	LSD	21500	3430	28710
591	1	1999-10-01	PARKER TOM W & JULIE A	LWD	15000	3600	19830
218	2	1999-05-25	BANK ONE N A	LWD *	0	3600	19830
881	0	1985-12-11		LWD *	12000	0	16200

Year	Land	Bldg	Total	Net Tax
2021	880	19520	20400	956.42
2020	880	19520	20400	830.74

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

ben acres / % factor



406 W FRANKLIN ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1259 104080
	Full Upper	FRAME	884 60360
	Basement		884 16510
	Subtotal		180950
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	Plumbing	3500
Unfinished Wall	X	Extra Features	9540
Floor/Pine	X X	Total Value	193990
Floor/Tile-Lino	X X		
Number of Rooms	2 5 4	PUB SIDEWALK	
Bedrooms	1 4		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3670
Plumbing		Dwl/Gar/NC%	1.0900
Standard	2		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F		2143		C	OLD/FR	193990	.65	.30	51800
2 Shed	*PP	6X8	48			OLD/	0			0
front lot	acres/	effective	depth	actual	effective	extended	true			
	frontage	frontage	depth	factor	rate	value	value			
	30.0000	30.00	150	100	120	3600	3600			