PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-190007.0000 RES
E15 2025

sale

2022 CLAPHAN JOHN	2012-07-19	
2023 CLAPHAN JOHN	2012-07-19	
2024 CLAPHAN JOHN	2012-07-19	
2025 CLAPHAN JOHN	2012-07-19	EWINGS W PT 7
626 W FRANKLIN ST	1WD	
	$24,600	
KENTON OH 43326		

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

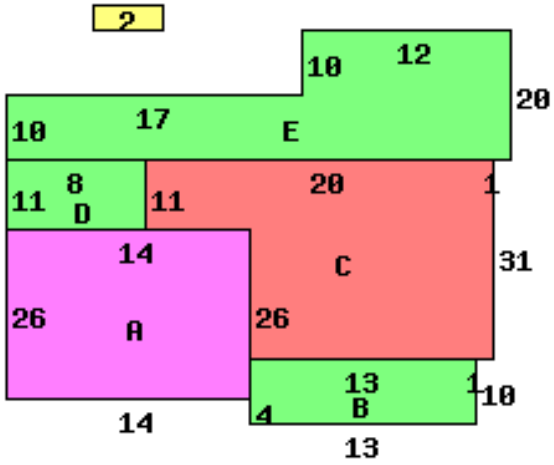
	2022	2023	2024	2025	CAMA
Tax Year					
Prop Cls	510	510	510	510	510
Acres					
Land100%	3540	5090	5090	5090	5090
Bldg100%	43940	82660	82660	82660	82660
Totl100%	47490t	87740t	87740t	87740t	87750t
Cauv100%					
Tax Value:					
Land 35%	1240	1780	1780	1780	1780
Bldg 35%	15380	28930	28930	28930	28930
Totl 35%	16620t	30710t	30710t	30710t	30710t
Hmstd35%					
Owner Oc	16.12	27.18	27.14	27.08	
Hmstd RB					
Net Tax	760.24	1235.52	1308.66	1299.92	
Sp-Asmnt	20.84	20.84	32.92	32.92	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		364		a	*MAIN
	OFP	P		130	3900	b	PORCH
1	F/C	A		500		c	ADDTN
	DK	P		88	1320	d	PORCH
	DK	P		410	6150	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
319	1	2012-07-19	CLAPHAN JOHN	1WD		24600	4060	31290
630	1	2007-11-16	WEAVER PHILLIP L	1WD		12500	5310	44660
458	1	2007-11-16	EMC MORTGAGE CORP	1QC	*	0	5310	44660
182	1	2007-04-18	WELLS FARGO BANK NA	1SH		23000	5310	44660
134	1	2006-03-08	HASTINGS DAVID R	1WD		86000	5310	44660
749	1	2005-11-10	WEAVER PHILLIP L	1WD		37000	4830	41340
627	1	2005-09-19	BENEFICIAL OHIO INC	1		25000	4830	41340
328	1	1989-04-27		1WD		15250	0	24110
1005	1	1988-12-08		1WD		13050	0	24110

Year	Land	Bldg	Total	Net Tax
2021	1240	13310	14550	668.04
2020	1240	13310	14550	578.28

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



626 W FRANKLIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	864	98480
	Full Upper	FRAME	364	33390
	Subtotal			131870
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		P	D		
Floor/Carpet		X	X		
Floor/Tile-Lino		X			
Number of Rooms		7	2		
Bedrooms		1	2		
Central Heat	A				
FORCED AIR					
Plumbing					
Standard	1				

Extra Features	11370
Total Value	143240
PUB SIDEWALK	
Neighborhood:	
Code:	3670
Dwl/Gar/NC%	1.0900

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 F/C		1228		C-	OLD/GD	128920	.40	.10	75880
2	Garage		18X20	360		D	2021AV	6910	.10		6780

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	45.0000	45.00	132	94	120	113	5090	5090

Call Back: Sign: PSN Date: 2015-04-09 Lister: