

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-400035.0000
L11

RES
2025

sale

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

2022 CHEN PI HAI	2008-12-30
2023 CHEN PI HAI	2008-12-30
2024 CHEN PI HAI	2008-12-30
2025 CHEN PI HAI	2008-12-30
530 E FRANKLIN ST	HOUSERS E PT OL 13 15
	LWD
	\$20,000
KENTON OH 43326	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	6340	7290	7290	7290	7280
Land100%	36260	62260	62260	62260	62250
Bldg100%	42600t	69540t	69540t	69540t	69530t
Totl100%					
Cauv100%					

2027 LANG PETER M	2026-03-20
530 E FRANKLIN ST	LWD
KENTON OH 43326	

Tax Value:					
Land 35%	2220	2550	2550	2550	2550
Bldg 35%	12690	21790	21790	21790	21790
Totl 35%	14910t	24340t	24340t	24340t	24340t
Hmstd35%					
Owner Oc	14.46	21.54	21.52	21.46	
Hmstd RB					
Net Tax	682.04	979.24	1037.20	1030.30	
Sp-Asmnt	21.58	21.58	30.52	30.52	

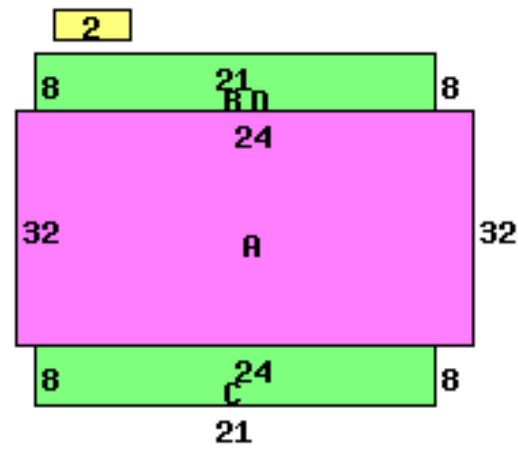
SHB+ LHB	CONS F	TYPE M	FACT	SQ-FT 768	VALUE 6720	a *MAIN
	EFP	P		168	5040	b PORCH
	OPF	P		168	2520	c PORCH
	BAL	P		168		d PORCH

#: 120, L/W
364001200000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
82	1	2026-03-20	LANG PETER M	LWD	100000	7290	62260
629	1	2008-12-30	CHEN PI HAI	LWD *	20000	9370	55340
522	1	2008-10-17	HSEC BANK USA NA TRUSTEE	LSH *	26667	8860	52800
855	1	2005-12-29	ALLSUP AMY	LWD	80500	8860	52800
741	1	2005-10-04	WEAVER PHILLIP L	1FD	42000	8060	43660
985	0	1987-11-23		*	0	0	28710

Year	Land	Bldg	Total	Net Tax
2021	2220	12690	14910	684.58
2020	2220	12690	14910	592.60

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



530 E FRANKLIN ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	768 93840
	Part Upper	FRAME	768 34770
	Basement		768 14370
	Subtotal		142980
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	Extra Features	14280
Unfinished Wall	X	Total Value	157260
Floor/Hardwood	X		
Floor/Tile-Lino	X	PUB PAVED ST/RD	
Number of Rooms	1 3 2	PUB SIDEWALK	
Bedrooms	2		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3620
Plumbing		Dwl/Gar/NC%	1.1200
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	LHB F		1536		C	1910FR	157260	.65		61650
2 Garage	*SV 0	14X18	252			OLD/FR	600			600
front lot	acres/ frontage	effective frontage	depth	actual factor		effective rate	extended value			true value
	65.0000	65.00	130	93		112	7280			7280