PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-400035.0000 RES
L11 2026

sale

2023 CHEN PI HAI	2008-12-30	
2024 CHEN PI HAI	2008-12-30	
2025 CHEN PI HAI	2008-12-30	
2026 CHEN PI HAI	2008-12-30	HOUSERS E PT OL 13 15
530 E FRANKLIN ST	1WD	
	$20,000	
KENTON OH 43326		

2028 LANG PETER M	2026-03-20	
530 E FRANKLIN ST	1WD	
KENTON OH 43326		

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7290	7290	7290	7290		7290	8310	8320
Bldg100%	62260	62260	62260	62260		62260	85910	85910
Totl100%	69540t	69540t	69540t	69540t		69540t	94230t	94230t
Cauv100%								
Tax Value:								
Land 35%	2550	2550	2550	2550		2550	2910	2910
Bldg 35%	21790	21790	21790	21790		21790	30070	30070
Totl 35%	24340t	24340t	24340t	24340t		24340t	32980t	32980t
Hmstd35%								
Owner Oc	21.54	21.52	21.46	21.46	21.46			
Hmstd RB								
Net Tax	979.24	1037.20	1030.30	1030.30	1030.30			
Sp-Asmnt	21.58	30.52	30.52	30.52				

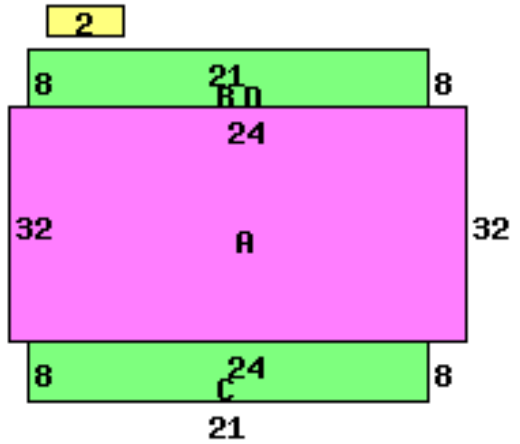
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		768		a	*MAIN
	EFP	P		168	6720	b	PORCH
	OFP	P		168	5040	c	PORCH
	BAL	P		168	2520	d	PORCH

#: 120, L/W
364001200000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
82	1	2026-03-20	LANG PETER M	1WD		100000	7290	62260
629	1	2008-12-30	CHEN PI HAI	1WD	*	20000	9370	55340
522	1	2008-10-17	HSBC BANK USA NA TRUSTEE	1SH	*	26667	8860	52800
855	1	2005-12-29	ALLSUP AMY	1WD		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
2022	2220	12690	14910	682.04
2021	2220	12690	14910	684.58

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



530 E FRANKLIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
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	
Unfinished Wall	X		
Floor/Hardwood		X	
Floor/Tile-Lino		X	
Number of Rooms	1	3	2
Bedrooms			2
Central Heat		A	
FORCED AIR			
Plumbing			
Standard	1		

Extra Features		14280
Total Value		157260
PUB PAVED ST/RD		
PUB SIDEWALK		
Neighborhood:		
Code:		3620
Dwl/Gar/NC%		1.5500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		1536		C	1910FR	157260	.65		85310
2	Garage	*SV 0	14X18	252			OLD/FR	600			600

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	65.0000	65.00	130	93	138	128	8320	8320

Call Back: Sign: PSN Date: 2015-03-25 Lister:

36-400035.0000-v082020R