PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-400037.0000 RES
L08 2026

## sale

| | | |
|---|---|---|
| 2023 | AISEL JOHN G & RANDI | 2017-08-31 |
| 2024 | AISEL JOHN G & RANDI | 2017-08-31 |
| 2025 | AISEL JOHN G & RANDI | 2017-08-31 |
| 2026 | AISEL JOHN G & RANDI A | 2017-08-31 E-W NW PT 13 |
| | 602 E FRANKLIN ST | 1SD |
| | | $91,250 |
| | KENTON OH 43326 | |

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

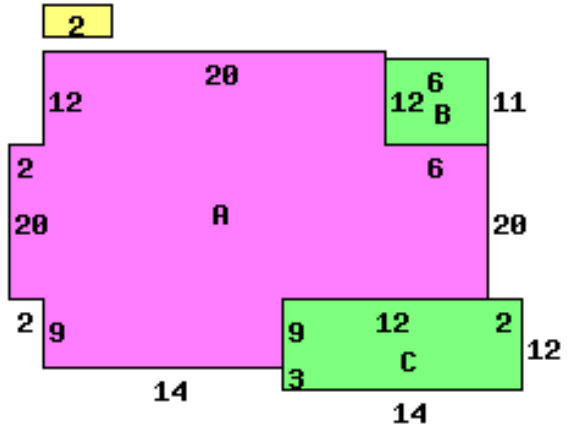
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
|---|---|---|---|---|---|---|---|---|
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 4830 | 4830 | 4830 | 4830 | | 4830 | 5600 | 5590 |
| Bldg100% | 107630 | 107630 | 107630 | 107630 | | 107630 | 148770 | 148760 |
| Totl100% | 112460t | 112460t | 112460t | 112460t | | 112460t | 154370t | 154350t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 1690 | 1690 | 1690 | 1690 | | 1690 | 1960 | 1960 |
| Bldg 35% | 37670 | 37670 | 37670 | 37670 | | 37670 | 52070 | 52070 |
| Totl 35% | 39360t | 39360t | 39360t | 39360t | | 39360t | 54030t | 54020t |
| Hmstd35% | | | | | | | | |
| Owner Oc | 34.84 | 34.80 | 34.70 | 34.70 | 34.70 | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1583.52 | 1677.26 | 1666.06 | 1666.06 | 1666.06 | | | |
| Sp-Asmnt | 21.56 | 34.54 | 34.54 | 34.54 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 2 BA | F | M | | 926 | | a | *MAIN |
| | OFP | P | | 66 | 1980 | b | PORCH |
| | OFP | P | | 168 | 5040 | c | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 422 | 1 | 2017-08-31 | AISEL JOHN G & RANDI A | 1SD | 91250 | 5600 | 53110 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 1490 | 27840 | 29330 | 1341.62 |
| 2021 | 1490 | 27840 | 29330 | 1346.66 |

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




602 E FRANKLIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 2 | | | | |
| Floor Level | Main | FRAME | 926 | 101420 |
| | Full Upper | FRAME | 926 | 60880 |
| | Qtr Story | FRAME | 926 | 3690 |
| | Basement | | 694 | 13140 |
| | Subtotal | | | 179130 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | | |
|---|---|---|---|---|
| Plaster/Drywall | X | X | Plumbing | 1400 |
| Unfinished Wall | X | | Extra Features | 7020 |
| Floor/Hardwood | | X | Total Value | 187550 |
| Floor/Pine | | X | | |
| Number of Rooms | 1 | 5 4 | PUB PAVED ST/RD | |
| Bedrooms | | 1 3 | PUB SIDEWALK | |
| Central Heat | | A | Neighborhood: | |
| HOT WATER | | | Code: | 3620 |
| Plumbing | | | Dwl/Gar/NC% | 1.5500 |
| Standard | 1 | | | |
| Extra 2 Fixture | 1 | | | |

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | 2 BAF | | 1852 | | C | OLD/GD | 187550 | .40 | .15 | 148260 |
| 2 | Garage | *SV 0 | 10X18 | 180 | | | OLD/AV | 500 | | | 500 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 44.0000 | 44.00 | 127 | 92 | 138 | 127 | 5590 | 5590 |

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