PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-400040.0000 RES
L06 2026

sale

2023 GIBBS DAVID M
2024 GIBBS DAVID M
2025 GIBBS DAVID M
2026 GIBBS DAVID M E-W W 1/2 14
612 E FRANKLIN ST
$0
KENTON OH 43326

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

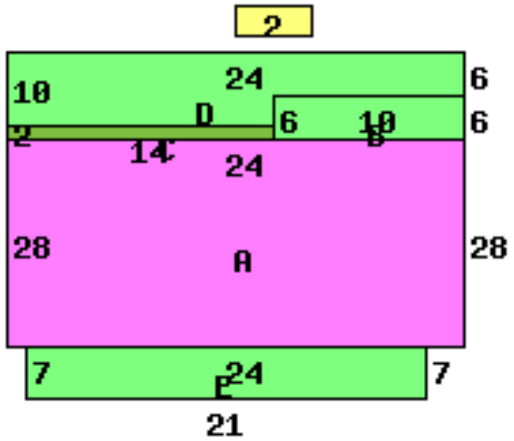
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5290	5290	5290	5290		5290	6090	6090
Bldg100%	68230	68230	68230	68230		68230	94430	94430
Totl100%	73510t	73510t	73510t	73510t		73510t	100510t	100520t
Cauv100%								
Tax Value:								
Land 35%	1850	1850	1850	1850		1850	2130	2130
Bldg 35%	23880	23880	23880	23880		23880	33050	33050
Totl 35%	25730t	25730t	25730t	25730t		25730t	35180t	35180t
Hmstd35%								
Owner Oc	22.76	22.74	22.68	22.68	22.68			
Hmstd RB								
Net Tax	1035.16	1096.44	1089.14	1089.14	1089.14			
Sp-Asmnt	21.00	30.89	30.89	30.89				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		672		a	*MAIN
2	EFP	P		60	4800	b	PORCH
1	F	A		28		c	ADDTN
	PAT	P		228	680	d	PORCH
	OFP	P		147	4410	e	PORCH

gas fireplace

Year	Land	Bldg	Total	Net Tax
2022	1620	17610	19230	879.64
2021	1620	17610	19230	882.94

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



612 E FRANKLIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	700	90550
	Full Upper	FRAME	672	52250
	Basement		672	12730
	Subtotal			155530
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	
Unfinished Wall	X		
Floor/Carpet		X	X
Number of Rooms	1	4	5
Bedrooms			3
Central Heat			A
FORCED AIR			
Plumbing			
Standard	1		

Extra Features	9890
Total Value	165420
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	2 B F		1372		C	OLD/FR	165420	.65		89740
2	Garage		18X20	360		C	OLD/AV	8640	.65		4690

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	41.5800	42.00	166	105	138	145	6090	6090

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

36-400040.0000-v082020R