PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-400065.0000 RES
L03 2026

sale

2023	ADAMS WENDEL C & KATH	2022-10-11
2024	ADAMS WENDEL C & KATH	2022-10-11
2025	ADAMS WENDEL C & KATH	2022-10-11
2026	ADAMS WENDEL C & KATHLE	2022-10-11 E-W PT 31
	622 E FRANKLIN ST	1SD SEE 36-400065.0100 FOR
		$175,000 REST OF SPECIAL ASSESSMEN
	KENTON OH 43326	

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

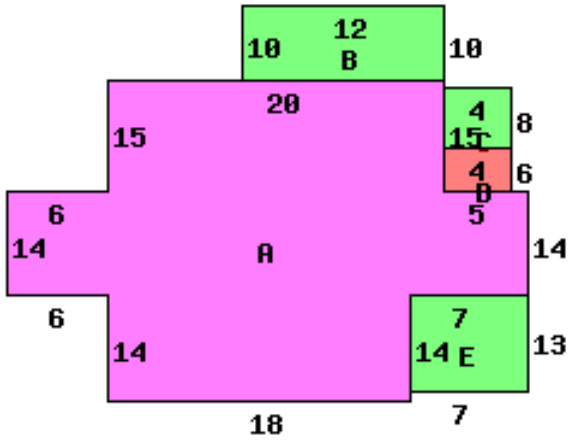
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5890	5890	5890	5890		5890	6770	6760
Bldg100%	129200	129200	129200	129200		129200	178800	178790
Totl100%	135090t	135090t	135090t	135090t		135090t	185570t	185550t
Cauv100%								
Tax Value:								
Land 35%	2060	2060	2060	2060		2060	2370	2370
Bldg 35%	45220	45220	45220	45220		45220	62580	62580
Totl 35%	47280t	47280t	47280t	47280t		47280t	64950t	64940t
Hmstd35%								
Owner Oc			41.68	41.68	41.68			
Hmstd RB								
Net Tax	1944.00	2056.56	2001.32	2001.32	2001.32			
Sp-Asmnt	20.83	36.66	36.66	36.66				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		986		a	*MAIN
	PAT	P		120	360	b	PORCH
	EFP	P		32	1280	c	PORCH
1	F/C	A		24		d	ADDTN
	OFP	P		91	2730	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
527	1	2022-10-11	ADAMS WENDEL C & KATHLEEN	1SD	175000	5140	1940
107	1	2021-03-30	4D VENTURES LLC	1WD	5100	5140	1940
89	0	1987-02-11		*	25000	0	37110

Year	Land	Bldg	Total	Net Tax
2022	1800	680	2480	115.84
2021	1800	680	2480	116.28

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



622 E FRANKLIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1010	101660
	Part Upper	FRAME	986	38420
	Basement		986	18390
	Subtotal			158470
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X	
Panelled Wall		X	
Unfinished Wall	X		
Floor/Hardwood		X	X
Floor/Carpet		X	X
Number of Rooms	1	5	2
Bedrooms		1	2
Central Heat		A	
FORCED AIR			
Plumbing			
Standard	1		
Extra 2 Fixture	1		

Plumbing	1400
Extra Features	4910
Total Value	164780
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		1996		C	OLD/VG	164780	.30		178790

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	66.7500	62.00	96	79	138	109	6760	6760

Call Back: Sign: PSN Date: 2018-11-15 Lister:

36-400065.0000-v082020R