

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-400097.0000  
L05

RES  
2025

sale

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

2022 COZAD REBECCA L	2013-05-21
2023 HEAVENLY RENTALS LLC	2022-10-24
2024 HEAVENLY RENTALS LLC	2022-10-24
2025 HEAVENLY RENTALS LLC	2022-10-24 E-W E 1/2 14
616 E FRANKLIN ST	1WD
KENTON OH 43326	\$0

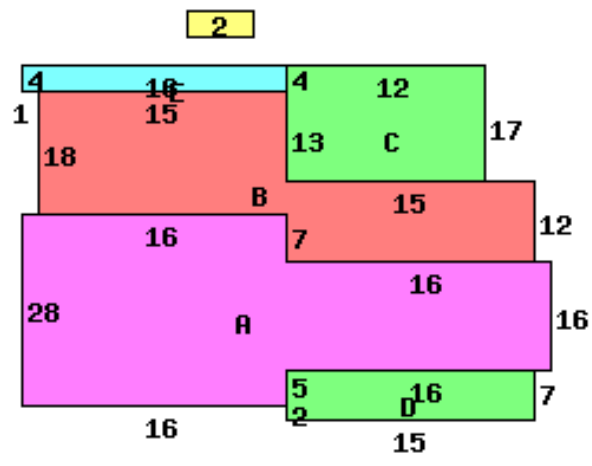
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4490	5110	5110	5110	5120
Bldg100%	63540	83310	83310	83310	83320
Totl100%	68030t	88430t	88430t	88430t	88440t
Cauv100%					
Tax Value:					
Land 35%	1570	1790	1790	1790	1790
Bldg 35%	22240	29160	29160	29160	29160
Totl 35%	23810t	30950t	30950t	30950t	30950t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1112.24	1272.56	1346.24	1337.36	
Sp-Asmnt	21.28	21.28	32.29	32.29	

SHB+ 1T	CONS F	TYPE M	FACT A	SQ-FT 704	VALUE	a	*MAIN
1	F	A		450		b	ADDTN
	PAT	P		204	610	c	PORCH
04	OFF	P		105	3150	d	PORCH
	F	O		64	770	e	OTHER

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
488	1	2022-10-24	HEAVENLY RENTALS LLC	1WD *	0	4490	63540
250	1	2013-05-21	COZAD REBECCA L	1WD	72500	5940	52490
400	1	2009-09-21	WINGFIELD THOMAS ETAL	1SH *	30700	6200	67770
671	1	1998-11-17	BREIDENBACH KENNETH D &	1FD	55000	5600	34060

Year	Land	Bldg	Total	Net Tax
2021	1570	22240	23810	1116.30
2020	1570	22240	23810	969.60

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			
500 HARDIN COUNTY LANDFILL			



616 E FRANKLIN ST 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1T	Sq-Ft Value
Floor Level	Main	FRAME 1154 102230
	Part Upper	FRAME 704 39170
	Basement	176 3710
	Subtotal	145110
Shingle	Roof	GABLE
Plaster/Drywall	X	Air Conditioning 2050
Panelled Wall	X	Plumbing 2100
Unfinished Wall	X	Extra Features 4530
Floor/Pine	X X	Total Value 153790
Floor/Carpet	X X	
Number of Rooms	1 4 2	PUB PAVED ST/RD
Bedrooms	1 2	PUB SIDEWALK
Central Heat	A	Neighborhood:
FORCED AIR		Code: 3620
Central A/C	X	Dwl/Gar/NC% 1.1200
Plumbing		
Standard	1	
Extra 3 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1T F	24X30	1858	C	OLD/AV	.55	77510
2 Garage		720		C	1983FR	.70	5810
front lot	acres/	effective	depth	actual	effective	extended	true
	frontage	frontage	depth	factor	rate	value	value
	41.5800	42.00	158	102	120	5120	5120