PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-400097.0000 RES
L05 2026

sale

2023 HEAVENLY RENTALS LLC	2022-10-24	
2024 HEAVENLY RENTALS LLC	2022-10-24	
2025 HEAVENLY RENTALS LLC	2022-10-24	
2026 HEAVENLY RENTALS LLC	2022-10-24	E-W E 1/2 14
616 E FRANKLIN ST	1WD	
	$0	
KENTON OH 43326		

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

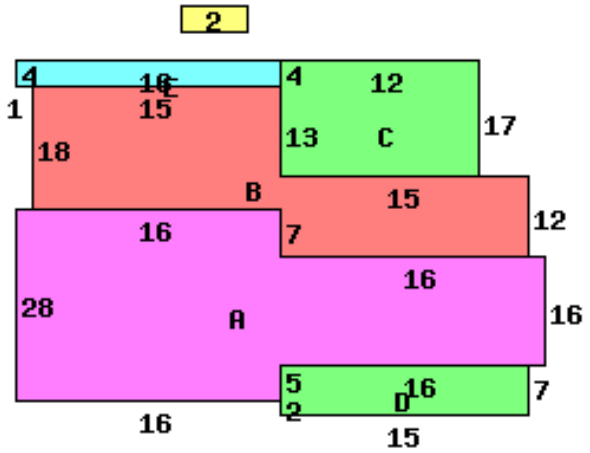
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5110	5110	5110	5110		5110	5910	5920
Bldg100%	83310	83310	83310	83310		83310	115310	115310
Totl100%	88430t	88430t	88430t	88430t		88430t	121230t	121230t
Cauv100%								
Tax Value:								
Land 35%	1790	1790	1790	1790		1790	2070	2070
Bldg 35%	29160	29160	29160	29160		29160	40360	40360
Totl 35%	30950t	30950t	30950t	30950t		30950t	42430t	42430t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1272.56	1346.24	1337.36	1337.36	1337.36			
Sp-Asmnt	21.28	32.29	32.29	32.29				

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

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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
2022	1570	22240	23810	1112.24
2021	1570	22240	23810	1116.30

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



616 E FRANKLIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	1154	102230
	Part Upper	FRAME	704	39170
	Basement		176	3710
	Subtotal			145110
Shingle	Roof	GABLE		

B 1 2 U A

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%	1.5500
Plumbing			
Standard	1		
Extra 3 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	1T F		1858		C	OLD/AV	153790	.55		107270
2	Garage		24X30	720		C	1983FR	17280	.70		8040

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	41.5800	42.00	158	102	138	141	5920	5920

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

36-400097.0000-v082020R