

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-420002.0000
L20

RES
2025

sale

2022 BAUGHMAN CHESTER L &
2023 BAUGHMAN CHESTER L &
2024 BAUGHMAN CHESTER L &
2025 BAUGHMAN CHESTER L & BO
446 E FRANKLIN ST
KENTON OH 43326

THOMPSONS E 2

\$0

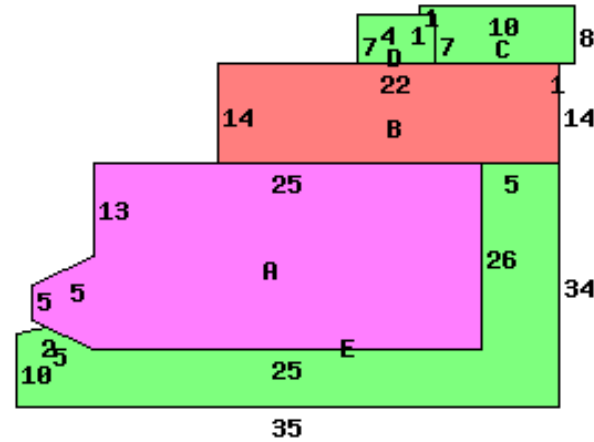
Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5200	5970	5970	5970	5960
Bldg100%	73970	92370	92370	92370	92370
Totl100%	79170t	98340t	98340t	98340t	98330t
Cauv100%					
Tax Value:					
Land 35%	1820	2090	2090	2090	2090
Bldg 35%	25890	32330	32330	32330	32330
Totl 35%	27710t	34420t	34420t	34420t	34420t
Hmstd35%					
Owner Oc	26.88	30.46	30.42	30.34	
Hmstd RB					
Net Tax	1267.56	1384.76	1466.76	1456.96	
Sp-Asmnt	21.46	21.46	33.25	33.25	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		686			
1	F/C	A		308			ADDTN
	EFP	P		73	2920		PORCH
	EFP	P		35	1400		PORCH
	OPF	P		420	12600		PORCH

Year	Land	Bldg	Total	Net Tax
2021	1820	25890	27710	1272.26
2020	1820	25890	27710	1101.34

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



446 E FRANKLIN ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level		
Main	FRAME	994 104350
Full Upper	FRAME	686 53340
Basement		338 6570
Subtotal		164260
Shingle	Roof	MANSARD
Plaster/Drywall	P P	Plumbing 2100
Panelled Wall	X	Extra Features 16920
Unfinished Wall	X	Total Value 183280
Floor/Hardwood	X	
Floor/Carpet	X	PUB SIDEWALK
Number of Rooms	1 6 3	
Bedrooms	3	Neighborhood:
Central Heat	A	Code: 3620
FORCED AIR		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	2 B F	FtxFt	Area	Grade	Value	Dpr	Dpr	Value
			1680	C	183280	.55		92370
front lot	acres/	effective	depth	depth	effective	extended	value	true
	frontage	frontage	factor	actual	rate	value	value	value
		59.00	108	84	120	101	5960	5960

Call Back:

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

36-420002.0000-v082020R