

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-430002.0000
I16

RES
2025

sale

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

2022 GOOD AUTUAM R	2009-07-17
2023 GOOD AUTUAM R	2009-07-17
2024 BENTON INVESTMENTS LL	2023-05-08
2025 NEWMAN SETH & BRITTNEY	2024-10-29 STEVENS & SONS 2
806 E FRANKLIN ST	LWD
KENTON OH 43326	\$197,000

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	5510	6310	6310	6310	6310	6300
Bldg100%	68170	90290	90290	90290	90290	90290
Totl100%	73690t	96600t	96600t	96600t	96600t	96590t
Cauv100%						
Tax Value:						
Land 35%	1930	2210	2210	2210	2210	2210
Bldg 35%	23860	31600	31600	31600	31600	31600
Totl 35%	25790t	33810t	33810t	33810t	33810t	33810t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	1204.72	1390.16	1470.64	1460.96	1460.96	
Sp-Asmnt	21.29	249.61	32.62	73.00		

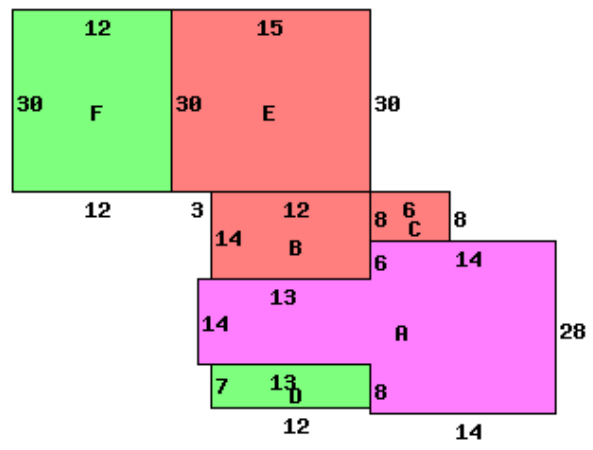
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	B	F	M	574			
1	B	F	A	168			b
1	B	F	A	48			c
		OP	P	84	2520		d
1		F/C	A	450			e
		DK	P	360	5400		f

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
474	1	2024-10-29	NEWMAN SETH & BRITTNEY CL	LWD	197000	6310	90290
170	1	2023-05-08	BENTON INVESTMENTS LLC	LWD	80000	5510	68170
299	1	2009-07-17	GOOD AUTUAM R	LWD *	28900	7570	65200
137	1	2009-04-23	US BANK NATIONAL ASSOC TR	LSH *	31667	7570	65200
147	1	2006-03-13	MURPHY DALE	LWD	66150	7140	57540
200	1	2003-04-29	BURMAC DEVELOPMENT CO	LWD	40000	6510	47140
574	1	2002-10-16	CHASE MANHATTEN MORTGAGE	added	31000	6510	38940
693	1	1998-11-24	SHEPHERD BRUCE & JAWNA	added	48300	6860	25540
996	1	1994-10-27	HOLBROOK STEVEN C & KAYL	LWD *	41000	0	31400

Year	Land	Bldg	Total	Net Tax
2021	1930	23860	25790	1209.12
2020	1930	23860	25790	1050.22

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
540 DELO SEWER - KENTON CORP			XA/2025
539 DELO WATER - KENTON CORP			XA/2025
642 TRASH-KENTON CITY			XA/2025

2



806 E FRANKLIN ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1240 106170
	Full Upper	FRAME	574 47260
	Basement		878 16400
	Subtotal		169830
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	P P	Plumbing	1400
Panelled Wall	X	Extra Features	7920
Unfinished Wall	X	Total Value	179150
Floor/Pine	X X		
Floor/Carpet	X	PUB PAVED ST/RD	
Floor/Concrete	X	Topo: ROLLING	
Number of Rooms	2 6 2		
Bedrooms	1 2	Neighborhood:	
		Code:	3620
Central Heat	A	Dwl/Gar/NC%	1.1200
FORCED AIR			
Plumbing			
Standard	1		
Extra 2 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	1814		C	OLD/AV	179150	.55	Dpr	90290
2 CARPORT	*PP	18X24	432		OLD/	0		Dpr	0
front lot	acres/	effective	depth	actual	effective	extended	true		
	frontage	frontage	depth	factor	rate	value	value		
	51.0000	50.00	165	105	120	6300	6300		

Call Back:

Sign: PSN Date: 2015-02-25 Lister:

36-430002.0000-v082020R