PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-430002.0000 RES
I16 2026

sale

2023 GOOD AUTUAM R	2009-07-17	
2024 BENTON INVESTMENTS LL	2023-05-08	
2025 NEWMAN SETH & BRITTNE	2024-10-29	
2026 NEWMAN SETH & BRITTNEY	2024-10-29	STEVENS & SONS 2
806 E FRANKLIN ST	1WD	
	$197,000	
KENTON OH 43326		

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

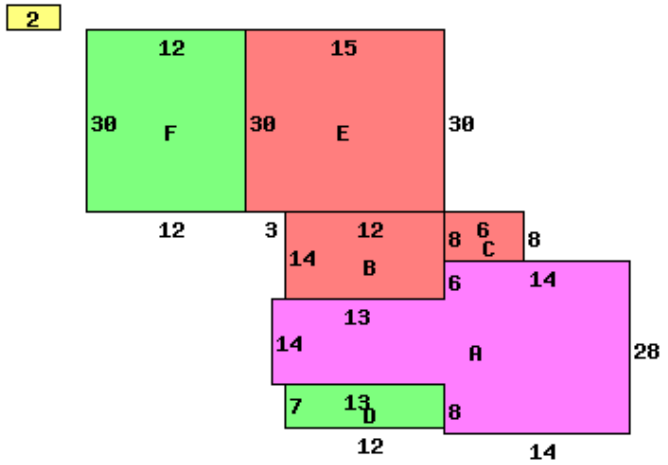
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6310	6310	6310	6310		6310	7260	7250
Bldg100%	90290	90290	90290	90290		90290	124970	124960
Totl100%	96600t	96600t	96600t	96600t		96600t	132230t	132210t
Cauv100%								
Tax Value:								
Land 35%	2210	2210	2210	2210		2210	2540	2540
Bldg 35%	31600	31600	31600	31600		31600	43740	43740
Totl 35%	33810t	33810t	33810t	33810t		33810t	46280t	46270t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1390.16	1470.64	1460.96	1460.96	1460.96			
Sp-Asmnt	249.61	32.62	73.00	73.00				

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

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

Year	Land	Bldg	Total	Net Tax
2022	1930	23860	25790	1204.72
2021	1930	23860	25790	1209.12

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



806 E FRANKLIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1240	106170
	Full Upper	FRAME	574	47260
	Basement		878	16400
	Subtotal			169830
Shingle	Roof	GABLE		

B 1 2 U A

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		1814		C	OLD/AV	179150	.55		124960
2	CARPORT	*PP	18X24	432			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	51.0000	50.00	165	105	138	145	7250	7250

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%	1.5500
FORCED AIR			
Plumbing			
Standard	1		
Extra 2 Fixture	1		

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