PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-430005.0000 RES
I13 2026

sale

2023 RICHARDSON DON R & CA	2003-06-02	
2024 RICHARDSON DON R	2023-05-08	
2025 RICHARDSON DON R	2023-05-08	
2026 RICHARDSON DON R	2023-05-08	STEVENS & SONS 5
826 E FRANKLIN ST	2AF	
	$0	
KENTON OH 43326		

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

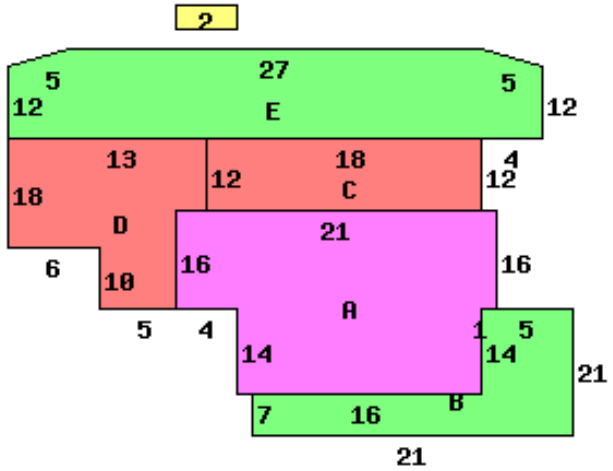
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6170	6170	6170	6170		6170	7110	7110
Bldg100%	142430	142430	142430	142430		142430	197110	197100
Totl100%	148600t	148600t	148600t	148600t		148600t	204230t	204210t
Cauv100%								
Tax Value:								
Land 35%	2160	2160	2160	2160		2160	2490	2490
Bldg 35%	49850	49850	49850	49850		49850	68990	68990
Totl 35%	52010t	52010t	52010t	52010t		52010t	71480t	71470t
Hmstd35%								
Owner Oc	46.02	45.98	45.84	45.84	45.84			
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	1723.50	1798.74	1771.88	1771.88	1771.88			
Sp-Asmnt	22.08	36.76	36.76	36.76				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		560		a	*MAIN
	OFP	P		231	6930	b	PORCH
2 B	F	A		216		c	ADDTN
1	F/C	A		272		d	ADDTN
	DK	P		513	7700	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
142	2	2023-05-08	RICHARDSON DON R	2AF *	0	5400	117710
294	2	2003-06-02	RICHARDSON DON R & CATHY	2SD	97000	6370	102140
346	0	1986-05-16		*	17000	0	33030

Year	Land	Bldg	Total	Net Tax
2022	1890	41200	43090	1570.86
2021	1890	41200	43090	1576.70

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



826 E FRANKLIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1048	105480
	Full Upper	FRAME	776	56780
	Basement		436	8380
	Subtotal			170640
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P P	Air Conditioning	3230
Panelled Wall	X	Plumbing	1400
Unfinished Wall	X	Extra Features	14630
Floor/Pine	X	Total Value	189900
Floor/Carpet	X		
Floor/Tile-Lino	X	PUB PAVED ST/RD	
Number of Rooms	1 4 3		
Bedrooms	3	Neighborhood:	
		Code:	3620
Central Heat	A	Dwl/Gar/NC%	1.5500
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		
Extra 2 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	2 B F		1824		C	OLD/GD	189900	.40		176610
2	Garage	1 F 0	34X36	1224		C	1997AV	29380	.55		20490

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	49.0000	49.00	165	105	138	145	7110	7110

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