PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-480008.0000 RES
046 2026

sale

2023 SHUMAN SUSAN R	2020-06-08	
2024 SHUMAN SUSAN R	2020-06-08	
2025 SHUMAN SUSAN R	2020-06-08	
2026 SHUMAN SUSAN R	2020-06-08	MENTZERS E PT 11
325 E FRANKLIN ST	1FD	
	$73,500	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

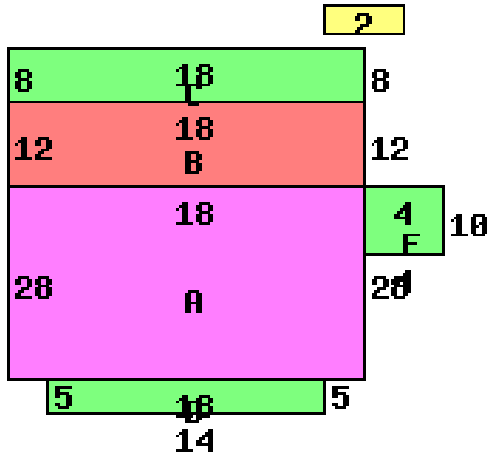
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4830	4830	4830	4830		4830	5510	5510
Bldg100%	83110	83110	83110	83110		83110	114740	114750
Totl100%	87940t	87940t	87940t	87940t		87940t	120260t	120260t
Cauv100%								
Tax Value:								
Land 35%	1690	1690	1690	1690		1690	1930	1930
Bldg 35%	29090	29090	29090	29090		29090	40160	40160
Totl 35%	30780t	30780t	30780t	30780t		30780t	42090t	42090t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1265.56	1338.86	1330.02	1330.02	1330.02			
Sp-Asmnt	21.36	32.27	32.27	32.27				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		504		a	*MAIN
1	F/C	A		216		b	ADDTN
	EFP	P		144	5760	c	PORCH
	OFP	P		70	2100	d	PORCH
	WDD	P		40	600	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
244	1	2020-06-08	SHUMAN SUSAN R	1FD	73500	3430	56510
251	1	1992-03-24		1WD	25000	0	21800
762	1	1991-09-20		1WD	13000	0	21800
315	0	1987-04-29		*	0	0	24710

Year	Land	Bldg	Total	Net Tax
2022	1260	24730	25990	1214.06
2021	1260	24730	25990	1218.50

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



325 E FRANKLIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	720	90500
	Full Upper	FRAME	504	42780
	Subtotal			133280
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Plumbing	1400
Floor/Hardwood	X	Extra Features	8460
Floor/Pine	X	Total Value	143140
Floor/Carpet	X X		
Number of Rooms	3 2	PUB SIDEWALK	
Bedrooms	1 2		
		Neighborhood:	
Central Heat	A	Code:	3630
FORCED AIR		Dwl/Gar/NC%	1.4500
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		1224		C-	OLD/GD	128830	.40		112080
2	Garage		12X20	240		D	OLD/GD	4610	.60		2670

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	33.0000	33.00	164	104	161	167	5510	5510

Call Back: Sign: PSN Date: 2016-02-12 Lister: