

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-480017.0000
K152

RES
2025

sale

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

2022 STEVE WHITE RENTALS L	2016-08-16
2023 STEVE WHITE RENTALS L	2016-08-16
2024 STEVE WHITE RENTALS L	2016-08-16
2025 STEVE WHITE RENTALS LLC	2016-08-16
431 & 433 E FRANKLIN ST	2016-08-16 MENTZERS 16
	LWD
	\$51,500
KENTON OH 43326	

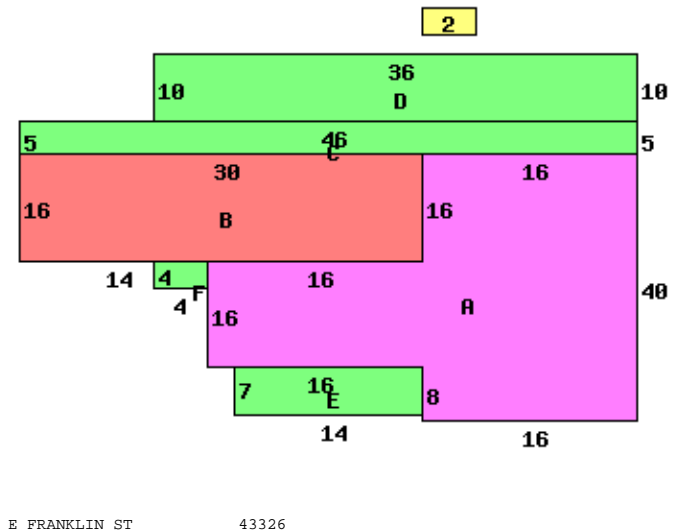
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	520	520	520	520	520
Acres					
Land100%	7310	9770	9770	9770	9760
Bldg100%	63910	85430	85430	85430	85430
Totl100%	71230t	95200t	95200t	95200t	95190t
Cauv100%					
Tax Value:					
Land 35%	2560	3420	3420	3420	3420
Bldg 35%	22370	29900	29900	29900	29900
Totl 35%	24930t	33320t	33320t	33320t	33320t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1164.56	1370.00	1449.34	1439.76	
Sp-Asmnt	39.35	39.35	253.43	50.95	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		896			
1QB	F	A		480			ADDTN
	FFP	P		230	9200		PORCH
	PAT	P		360	1080		PORCH
	OFF	P		98	2940		PORCH
	FFP	P		16	640		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
346	1	2016-08-16	STEVE WHITE RENTALS LLC	LWD	51500	9890	60600
198	1	2004-04-20	DULIN DAVID & MARILYN	LWD	40000	9940	54110
292	1	1994-04-15	SMILEY KEVEN W	LWD	40000	0	40110
618	1	1989-07-26		LWD	33000	0	38030

Year	Land	Bldg	Total	Net Tax
2021	2560	22370	24930	1168.80
2020	2560	22370	24930	1015.20

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



431 & 433 E FRANKLIN ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1376 109450
	Full Upper	FRAME	896 61180
	Qtr Story	FRAME	480 2120
	Basement		1376 25470
	Subtotal		198220
Metal	Roof	HIP	
Plaster/Drywall	B 1 2 U A		
Panelled Wall	P P P	1 /	Extra Living Units 3500
Unfinished Wall	X X	480 sq ft	Attic Finish 8280
Floor/Carpet	X X X		Plumbing 3500
Floor/Tile-Lino	L		Extra Features 13860
Number of Rooms	1 5 4 1		Total Value 227360
Bedrooms	4		PUB SIDEWALK
Central Heat	A		Neighborhood:
FORCED AIR			Code: 3630
Plumbing			Dwl/Gar/NC% 1.0500
Standard	2		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 BAF	2752	Rate	Grade	Cond	Value	Dpr	Dpr
2 Garage		28X16	448	C+	OLD/FR	250100	.65	.10
				D	OLD/FR	8600	.70	
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
	61.0000	61.00	218	114	140	160	9760	9760

Call Back:

Sign: PSN Date: 2015-12-02 Lister:

36-480017.0000-v082020R