PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-480017.0000 RES
K152 2026

sale

2023	STEVE WHITE RENTALS L	2016-08-16
2024	STEVE WHITE RENTALS L	2016-08-16
2025	STEVE WHITE RENTALS L	2016-08-16
2026	STEVE WHITE RENTALS LLC	2016-08-16 MENTZERS 16
	431 & 433 E FRANKLIN ST	1WD
		$51,500
	KENTON OH 43326	

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

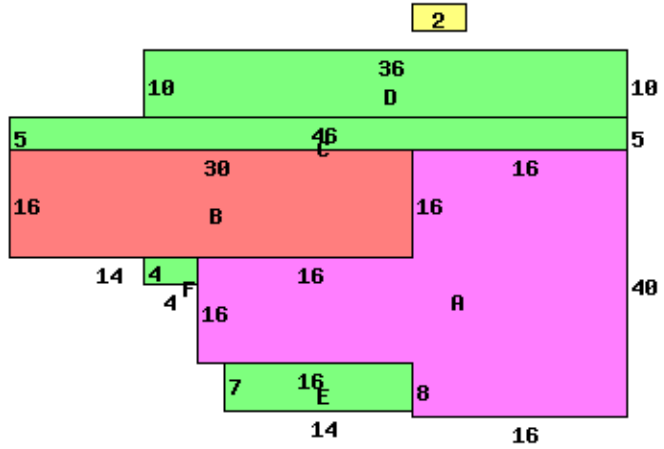
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	520	520	520	520	0	520	520	520
Acres								
Land100%	9770	9770	9770	9770		9770	11230	11220
Bldg100%	85430	85430	85430	85430		85430	117970	117970
Totl100%	95200t	95200t	95200t	95200t		95200t	129200t	129190t
Cauv100%								
Tax Value:								
Land 35%	3420	3420	3420	3420		3420	3930	3930
Bldg 35%	29900	29900	29900	29900		29900	41290	41290
Totl 35%	33320t	33320t	33320t	33320t		33320t	45220t	45220t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1370.00	1449.34	1439.76	1439.76	1439.76			
Sp-Asmnt	39.35	253.43	50.95	50.95				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		896		a	*MAIN
1QB	F	A		480		b	ADDTN
	EFP	P		230	9200	c	PORCH
	PAT	P		360	1080	d	PORCH
	OFP	P		98	2940	e	PORCH
	EFP	P		16	640	f	PORCH

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

Year	Land	Bldg	Total	Net Tax
2022	2560	22370	24930	1164.56
2021	2560	22370	24930	1168.80

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

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1376	109450
	Full Upper	FRAME	896	61180
	Qtr Story	FRAME	480	2120
	Basement		1376	25470
	Subtotal			198220
Metal	Roof	HIP		

	B	1	2	U	A		
Plaster/Drywall		P	P		P	1 /	
Panelled Wall		X	X			480 sq ft	
Unfinished Wall	X						
Floor/Carpet		X	X		X		
Floor/Tile-Lino			L				
Number of Rooms		1	5	4	1		
Bedrooms			4				
Central Heat			A				
FORCED AIR							
Plumbing							
Standard		2					

Extra Living Units		3500
Attic Finish		8280
Plumbing		3500
Extra Features		13860
Total Value		227360
PUB SIDEWALK		
Neighborhood:		
Code:		3630
Dwl/Gar/NC%		1.4500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 BAF		2752		C+	OLD/FR	250100	.65	.10	114230
2	Garage		28X16	448		D	OLD/FR	8600	.70		3740

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	61.0000	61.00	218	114	161	184	11220	11220

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

36-480017.0000-v082020R