

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-480020.0000
049

RES
2023

sale

Eff Rate:- 44.63 — 50.76 — 50.59 — 44.66 — a/r

2020 WARREN FREDERICK C	2012-12-28
2021 WARREN FREDERICK C	2012-12-28
2022 WARREN ANDREW D TRUST	2021-06-18
2023 WARREN ANDREW D TRUSTEE	2021-06-18
409 E FRANKLIN ST	1QC MENTZERS E PT 13
	1QC
KENTON OH 43326	\$0
	07.1-05-48-020

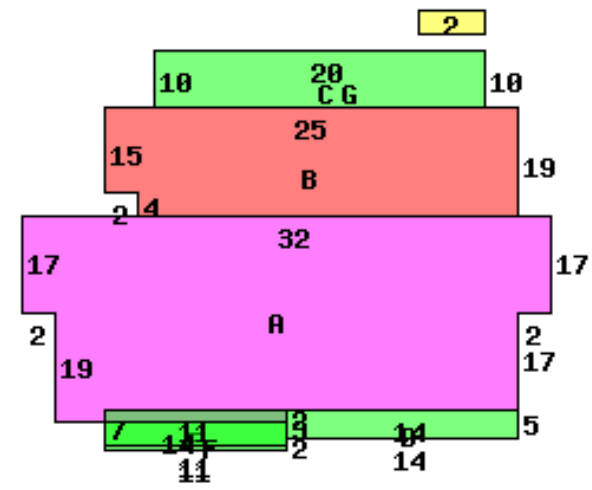
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4170	4170	4170	5540	5540
Bldg100%	119140	119140	119140	148860	148870
Totl100%	123310t	123310t	123310t	154400t	154410t
Cauvl00%					
Tax Value:					
Land 35%	1460	1460	1460	1940	1940
Bldg 35%	41700	41700	41700	52100	52100
Totl 35%	43160t	43160t	43160t	54040t	54040t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1757.58	2023.48	2016.14	2221.94	
Sp-Asmnt	22.27	22.28	22.27	22.27	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 BA	ST	M		1048			
2 BA	B	A		467			ADDTN
	FFP	P		200	8000		PORCH
	OMP	P		70	2450		PORCH
	OMP	P		77	2700		PORCH
	OFF2	P		44	1320		PORCH
	FFP2	P		200	8000		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
263	1	2021-06-18	WARREN ANDREW D TRUSTEE	1QC *	0	4170	119140
602	1	2012-12-28	WARREN FREDERICK C	1WD	62000	5630	103970
276	1	2008-08-04	STEINER NANCY E	1AF *	0	6230	114430

Year	Land	Bldg	Total	Net Tax
2019	1390	33610	35000	1378.24
2018	1390	33610	35000	1379.66

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2023
500 HARDIN COUNTY LANDFILL			XA/2023



409 E FRANKLIN ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	
Main	FRAME 1515 131590
Full Upper	FRAME 1515 79020
Qtr Story	FRAME 1515 5890
Basement	991 18480
Subtotal	234980
Shingle	Roof HIP
Plaster/Drywall	X X
Unfinished Wall	X
Floor/Hardwood	X
Floor/Pine	X X
Floor/Carpet	X
Floor/Concrete	X
Number of Rooms	1 5 4 1
Bedrooms	4
Central Heat	A
HOT WATER	
Plumbing	
Standard	1
Extra Features	22470
Total Value	257450
PUB SIDEWALK	
Neighborhood:	
Code:	3630
Dwl/Gar/NC%	1.0500

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 BAST	18X20	360	B-	1904AV	.55		145970
2 Garage				D	1904GD	.60		2900
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value	
	36.0000	36.00	184	110	140	5540	5540	

Call Back:

Sign: PSN Date: 2014-11-21 Lister:

36-480020.0000-v082020R