PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-480020.0000 RES
049 2026

sale

2023	WARREN ANDREW D TRUST	2021-06-18
2024	WARREN ANDREW D TRUST	2021-06-18
2025	WARREN ANDREW D TRUST	2021-06-18
2026	WARREN ANDREW D TRUSTEE	2021-06-18 MENTZERS E PT 13
	409 E FRANKLIN ST	1QC
		$0
	KENTON OH 43326	

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

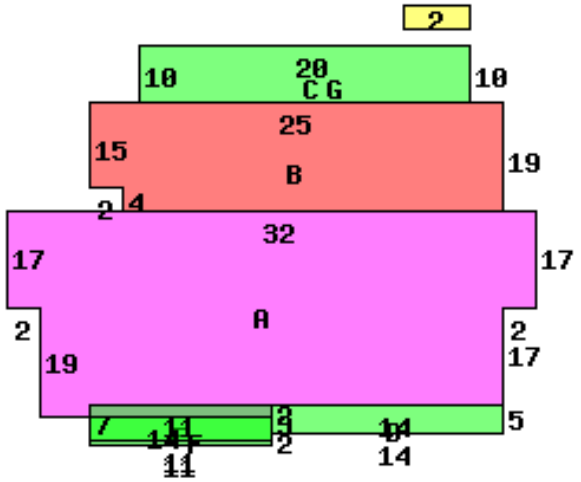
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5540	5540	5540	5540		5540	6370	6370
Bldg100%	148860	148860	148860	148860		148860	205600	205590
Totl100%	154400t	154400t	154400t	154400t		154400t	211970t	211960t
Cauv100%								
Tax Value:								
Land 35%	1940	1940	1940	1940		1940	2230	2230
Bldg 35%	52100	52100	52100	52100		52100	71960	71960
Totl 35%	54040t	54040t	54040t	54040t		54040t	74190t	74190t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2221.94	2350.60	2335.08	2335.08	2335.08			
Sp-Asmnt	22.27	38.52	38.52	38.52				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BA	ST	M		1048		a	*MAIN
2 BA	B	A		467		b	ADDTN
	EFP	P		200	8000	c	PORCH
	OMP	P		70	2450	d	PORCH
	OMP	P		77	2700	e	PORCH
	OFP2	P		44	1320	f	PORCH
	EFP2	P		200	8000	g	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
2022	1460	41700	43160	2016.14
2021	1460	41700	43160	2023.48

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



409 E FRANKLIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1515	131590
	Full Upper	FRAME	1515	79020
	Qtr Story	FRAME	1515	5890
	Basement		991	18480
	Subtotal			234980
Shingle	Roof	HIP		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X			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%	1.4500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 BAST		3030		B-	1904AV	308940	.55		201580
2	Garage		18X20	360		D	1904GD	6910	.60		4010

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	36.0000	36.00	184	110	161	177	6370	6370

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

36-480020.0000-v082020R