PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-480020.0000 RES
O49 2025

sale

2022	WARREN ANDREW D TRUST	2021-06-18
2023	WARREN ANDREW D TRUST	2021-06-18
2024	WARREN ANDREW D TRUST	2021-06-18
2025	WARREN ANDREW D TRUSTEE	2021-06-18 MENTZERS E PT 13
	409 E FRANKLIN ST	1QC
		$0
	KENTON OH 43326	

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

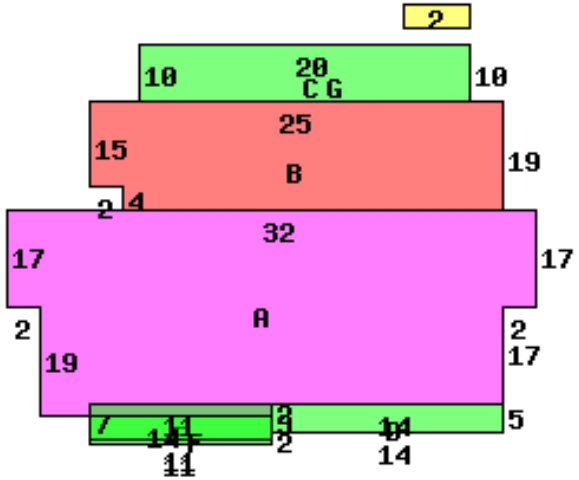
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	4170	5540	5540	5540	5540	5540
Bldg100%	119140	148860	148860	148860	148860	148870
Totl100%	123310t	154400t	154400t	154400t	154400t	154410t
Cauv100%						
Tax Value:						
Land 35%	1460	1940	1940	1940	1940	1940
Bldg 35%	41700	52100	52100	52100	52100	52100
Totl 35%	43160t	54040t	54040t	54040t	54040t	54040t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	2016.14	2221.94	2350.60	2335.08	2335.08	
Sp-Asmnt	22.27	22.27	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
2021	1460	41700	43160	2023.48
2020	1460	41700	43160	1757.58

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



409 E FRANKLIN ST 43326

Occupancy 1 Single Family

Story Height 2

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	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%	1.0500

	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		145970
2	Garage		18X20	360		D	1904GD	6910	.60		2900

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	36.0000	36.00	184	110	140	154	5540	5540

Call Back: Sign: PSN Date: 2014-11-21 Lister: 36-480020.0000-v082020R