

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-490030.0000
J28

RES
2025

sale

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

2022 JAMES JEFFERY & KATHR	2020-12-28	
2023 JAMES JEFFERY & KATHR	2020-12-28	
2024 JAMES JEFFERY & KATHR	2020-12-28	
2025 JAMES JEFFERY & KATHRYN	2020-12-28	BRUMMS PT 30
833 & & 833 1/2 E FRANKLIN ST	1SD	
KENTON OH 43326	\$75,000	

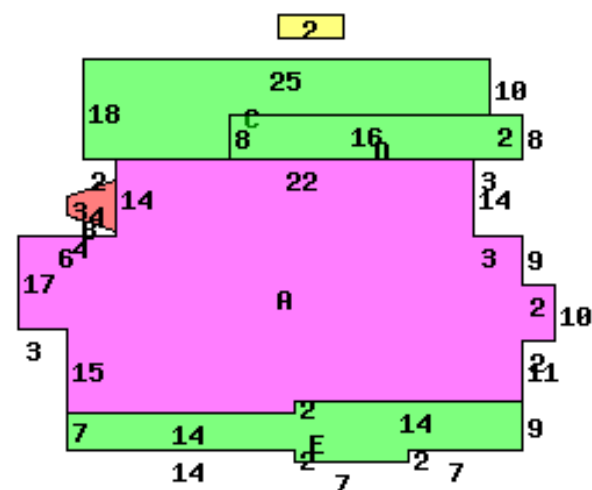
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5800	7710	7710	7710	7700
Bldg100%	81910	77110	77110	77110	77120
Totl100%	87710t	84830t	84830t	84830t	84820t
Cauvl00%					
Tax Value:					
Land 35%	2030	2700	2700	2700	2700
Bldg 35%	28670	26990	26990	26990	26990
Totl 35%	30700t	29690t	29690t	29690t	29690t
Hmstd35%					
Owner Oc	29.78	26.28	26.24	26.18	
Hmstd RB					
Net Tax	1404.32	1194.46	1265.20	1256.74	
Sp-Asmnt	21.50	21.50	31.07	31.07	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 BA	F	M		1247		b	ADDTN
1 B	F	A		18		c	PORCH
	OFF	P		322	9660	d	PORCH
	OFF	P		144	5760	e	PORCH
	OFF	P		238	7140		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
619	1	2020-12-28	JAMES JEFFERY & KATHRYN	1SD	75000	5800	81910
344	1	2018-07-17	STEVE WHITE RENTALS LLC	1WD	55000	5510	69170
303	1	2015-08-07	MMV RENTALS LLP	1QC *		7800	64170
813	1	2005-12-12	SHELDON MARK A	1WD	78000	7510	57710
584	1	2002-10-21	SHELDON MARK M & RUTH EL	1SD	42000	6770	40460
932	6	1995-09-28	HUFFMAN GWEN L	*	0	7200	33400
993	0	1986-12-02		*	35500	0	44230

Year	Land	Bldg	Total	Net Tax
2021	2030	28670	30700	1409.54
2020	2030	28670	30700	1250.16

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



833 & 833 1/2 E FRANKLIN S 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height 2			
Floor Level	Main FRAME	1265	104580
	Full Upper FRAME	1247	64060
	Qtr Story FRAME	1247	4780
	Basement	1265	23420
	Subtotal		196840
Shingle	Roof GABLE		
	B 1 2 U A		
Plaster/Drywall	X X	Plumbing	3500
Unfinished Wall	X	Extra Features	22560
Floor/Pine	X X	Total Value	222900
Number of Rooms	1 5 4 1		
Bedrooms	2 2	PUB SIDEWALK	
Central Heat	A	Neighborhood:	
HOT WATER		Code:	3630
Plumbing		Dwl/Gar/NC%	1.0500
Standard	1		
Extra 3 Fixture	1		
Extra 2 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
1 DWELLING	2 BAF		2512		C+	OLD/AV		245190	.55	.35	75300
2 Shed		10X16	160		C	2022AV		1920	.05		1820
front lot	acres/	effective	depth	actual	effective	extended	true				
	frontage	frontage	depth	factor	rate	value	value				
	51.0000	51.00	175	108	140	7700	7700				