

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-490030.0000
J28

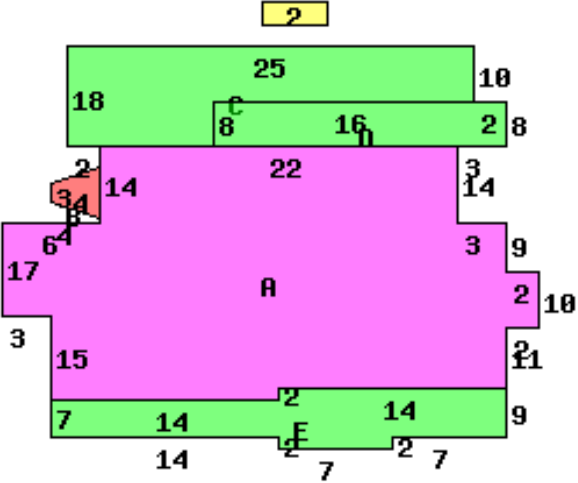
RES
2024

sale

2021 JAMES JEFFERY & KATHR	2020-12-28
2022 JAMES JEFFERY & KATHR	2020-12-28
2023 JAMES JEFFERY & KATHR	2020-12-28
2024 JAMES JEFFERY & KATHRYN	2020-12-28
833 & & 833 1/2 E FRANKLIN ST	BRUMMS PT 30
	1SD
KENTON OH 43326	\$75,000

Eff Rate:-	50.76	50.59	44.66	47.03	a/r
Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5800	5800	7710	7710	7700
Bldg100%	81910	81910	77110	77110	77120
Totl100%	87710t	87710t	84830t	84830t	84820t
Cauv100%					
Tax Value:					
Land 35%	2030	2030	2700	2700	2700
Bldg 35%	28670	28670	26990	26990	26990
Totl 35%	30700t	30700t	29690t	29690t	29690t
Hmstd35%					
Owner 0c	29.78	29.78	26.28	26.24	
Hmstd RB					
Net Tax	1409.54	1404.32	1194.46	1265.20	
Sp-Asmnt	21.50	21.50	21.50	31.07	

SHB+ 2 BA 1 B	CONS F OFP EFP OFP	TYPE M A P P	FACT	SQ-FT 1247 18 322 144 238	VALUE 9660 5760 7140	a b c d e	*MAIN ADDN PORCH PORCH PORCH
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	60170
303	1	2015-08-07	MMV RENTALS LLP	1QC *	0	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			
2020	2030	28670	30700	1250.16			
2019	1930	24210	26140	1029.36			
p r o j e c t				ben acres	/ %	factor	
902 MAIN DISTRICT CONSERVANCY				XA/2024			
500 HARDIN COUNTY LANDFILL				XA/2024			



833 & 833 1/2 E FRANKLIN S 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level		
Main	FRAME	1265 104580
Full Upper	FRAME	1247 64060
Qtr Story	FRAME	1247 4780
Basement		1265 23420
Subtotal		196840
Shingle	Roof	GABLE
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:
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	Replace	Phy	Fnc	True
1 DWELLING	2 BAF	FtxFtx	2512	Rate	C+	Cond	Value	Dpr	Dpr	Value
2 Shed		10X16	160		C	OLD/AV	245190	.55	.35	75300
						2022AV	1920	.05		1820
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value		
	51.00000	51.00	175	108	140	151	7700	7700		