

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
833 & & 833 1/2 E FRANKLIN ST	1SD
KENTON OH 43326	\$75,000

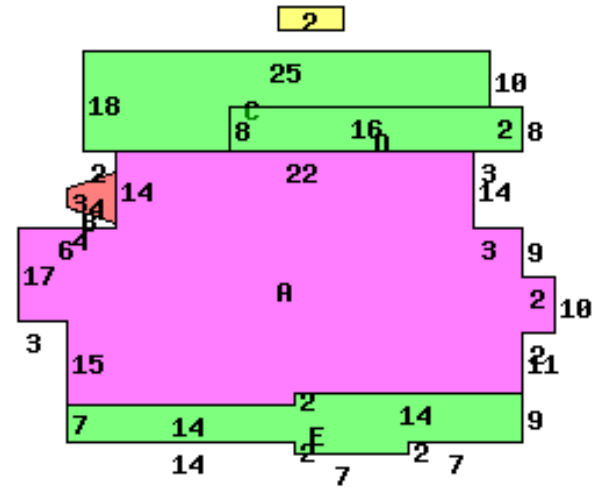
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres	5800	7710	7710	7710	7710	7700
Land100%	81910	77110	77110	77110	77110	77120
Bldg100%	87710t	84830t	84830t	84830t	84830t	84820t
Totl100%						
Cauv100%						
Tax Value:						
Land 35%	2030	2700	2700	2700	2700	2700
Bldg 35%	28670	26990	26990	26990	26990	26990
Totl 35%	30700t	29690t	29690t	29690t	29690t	29690t
Hmstd35%						
Owner Oc	29.78	26.28	26.24	26.18	26.18	
Hmstd RB						
Net Tax	1404.32	1194.46	1265.20	1256.74	1256.74	
Sp-Asmnt	21.50	21.50	31.07	31.07		

SHB+	CON	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
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 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	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 BAF	FtxFt	Area	Grade	Cond	Value	Dpr	Dpr
2 Shed		10X16	2512	C+	OLD/AV	245190	.55	.35
			160	C	2022AV	1920	.05	
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
	51.0000	51.00	175	108	140	151	7700	7700

Call Back:

Sign: PSN Date: 2015-01-28 Lister:

36-490030.0000-v082020R