PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-490030.0000 RES
J28 2026

sale

2023	JAMES JEFFERY & KATHR	2020-12-28
2024	JAMES JEFFERY & KATHR	2020-12-28
2025	JAMES JEFFERY & KATHR	2020-12-28
2026	JAMES JEFFERY & KATHRYN	2020-12-28 BRUMMS PT 30
	833 & & 833 1/2 E FRANKLIN ST	1SD
		$75,000
	KENTON OH 43326	

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

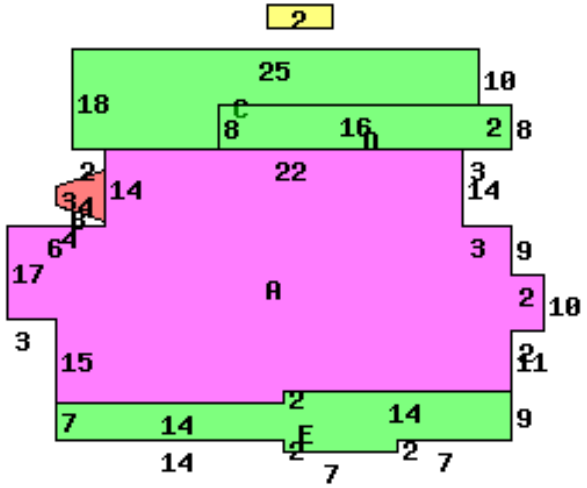
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7710	7710	7710	7710		7710	8860	8870
Bldg100%	77110	77110	77110	77110		77110	105800	105810
Totl100%	84830t	84830t	84830t	84830t		84830t	114660t	114680t
Cauv100%								
Tax Value:								
Land 35%	2700	2700	2700	2700		2700	3100	3100
Bldg 35%	26990	26990	26990	26990		26990	37030	37030
Totl 35%	29690t	29690t	29690t	29690t		29690t	40130t	40140t
Hmstd35%								
Owner Oc	26.28	26.24	26.18	26.18	26.18			
Hmstd RB								
Net Tax	1194.46	1265.20	1256.74	1256.74	1256.74			
Sp-Asmnt	21.50	31.07	31.07	31.07				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BA	F	M		1247		a	*MAIN
1 B	F	A		18		b	ADDTN
	OFP	P		322	9660	c	PORCH
	EFP	P		144	5760	d	PORCH
	OFP	P		238	7140	e	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	69170
303	1	2015-08-07	MMV RENTALS LLP	1QC	*	0	7800	64170
813	1	2005-12-12	SHELDON MARI 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
2022	2030	28670	30700	1404.32
2021	2030	28670	30700	1409.54

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		
Unfinished Wall	X				X
Floor/Pine		X	X		
Number of Rooms	1	5	4		1
Bedrooms		2	2		
Central Heat			A		
HOT WATER					
Plumbing					
Standard	1				
Extra 3 Fixture	1				
Extra 2 Fixture	1				

Plumbing	3500			
Extra Features	22560			
Total Value	222900			
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 BAF		2512		C+	OLD/AV	245190	.55	.35	103990
2	Shed		10X16	160		C	2022AV	1920	.05		1820

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	51.0000	51.00	175	108	161	174	8870	8870

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

36-490030.0000-v082020R