PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-490057.0000 RES
J26 2025

sale

2022 HOWELL COREY J & TARA	2021-06-09	
2023 HOWELL COREY J & TARA	2021-06-09	
2024 HOWELL COREY J & TARA	2021-06-09	
2025 HOWELL COREY J & TARA L	2021-06-09	BRUMMS S PT 27 & 28
821 & & 821 1/2 E FRANKLIN ST	2SD	
	$75,000	
KENTON OH 43326		

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

	2022	2023	2024	2025	CAMA
Tax Year					
Prop Cls	530	530	530	530	530
Acres					
Land100%	8570	11430	11430	11430	11420
Bldg100%	138770	126400	126400	126400	126410
Totl100%	147340t	137830t	137830t	137830t	137830t
Cauv100%					
Tax Value:					
Land 35%	3000	4000	4000	4000	4000
Bldg 35%	48570	44240	44240	44240	44240
Totl 35%	51570t	48240t	48240t	48240t	48240t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2409.00	1983.46	2098.32	2084.48	
Sp-Asmnt	58.42	58.42	71.48	71.48	

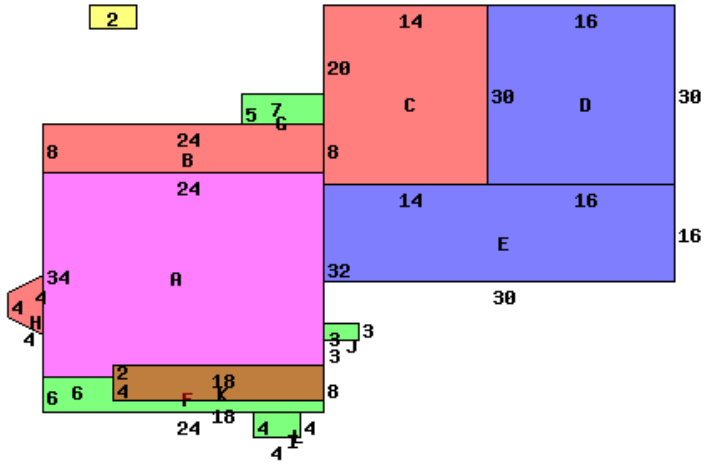
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BA	F	M		780		a	*MAIN
2	F/C	A		192		b	ADDTN
2	F/C	A		420		c	ADDTN
F	F	G		480	11520	d	GRAGE
F	CAR	G		480	3630	e	GRAGE
	EFP	P		180	7200	f	PORCH
	STP	P		35	140	g	PORCH
1 B	F	A		21		h	ADDTN
	STP	P		16	60	i	PORCH
	STP	P		9	40	j	PORCH
1	F	A		108		k	ADDTN
	CAN	P		16	130	l	PORCH

L/C COREY J & TARA L HOWELL 10-21-2020 $150,000
INCLUDES 14-100011.1200

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
247	2	2021-06-09	HOWELL COREY J & TARA L	2SD		75000	8570	138770
246	2	2021-06-09	HOWELL COREY J & TARA L	2SD		75000	8570	138770
372	6	2019-10-04	OBORN CRAIG ETAL TRUSTEES	6WD	*	0	8170	112310
296	2	2015-07-30	OBORN C CRAIG & KENDRICK	2AF	*	0	11630	104940
534	2	1999-09-15	OBORN WILMA J	2QC	*	0	9030	68110
225	2	1997-06-05	OBORN WILMA J	2WD	*	0	9030	68110
999	1	1991-12-05		1UN	*	0	0	61600
863	0	1986-10-16			*	0	0	58200
858	0	1986-10-16			*	0	0	58200

Year	Land	Bldg	Total	Net Tax
2021	3000	48570	51570	2417.78
2020	3000	48570	51570	2100.04

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



821 & 821 1/2 E FRANKLIN S 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1521	120130
	Full Upper	FRAME	2352	93400
	Qtr Story	FRAME	780	3110
	Basement		801	14980
	Subtotal			231620
Shingle	Roof	GABLE		

	B	1	2	U	A			
Plaster/Drywall		X	X		X	2 /	Extra Living Units	7000
Panelled Wall		X			780	sq ft	Attic Finish	12370
Unfinished Wall	X						Fireplaces	2000
Floor/Hardwood		X		X			Air Conditioning	8040
Floor/Pine		X	X				Plumbing	7000
Number of Rooms	1	8	5		1		Garages and Carports	15150
Bedrooms		4	3				Extra Features	7570
							Total Value	290750
Fireplace								
Openings	1						PUB SIDEWALK	
Stacks	1							
Central Heat		A					Neighborhood:	
FORCED AIR							Code:	3630
Central A/C		A					Dwl/Gar/NC%	1.0500
Plumbing								
Standard	3							

	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		4653		C+	OLD/AV	319830	.55	.20	120900
2	Garage	CB 0	26X24	624		C	OLD/AV	14980	.65		5510

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	102.5000	102.00	98	80	140	112	11420	11420

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

36-490057.0000-v082020R