

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-510008.0000
K155

RES
2025

sale

2022	GOS PROPERTIES LLC	2013-04-25
2023	GOS PROPERTIES LLC	2013-04-25
2024	GOS PROPERTIES LLC	2013-04-25
2025	GOS PROPERTIES LLC	2013-04-25 H J MILLERS S PT 7
451 E FRANKLIN ST		5QC
KENTON OH 43326		\$0

Eff Rate:-	50.59	44.66	47.03	46.74	a/r
Tax Year	2022	2023	2024	2025	2025
Prop Cls	510	510	510	510	510
Acres					
Land100%	4660	6230	6230	6230	6230
Bldg100%	51540	57490	57490	57490	57490
Totl100%	56200t	63710t	63710t	63710t	63710t
Cauv100%					
Tax Value:					
Land 35%	1630	2180	2180	2180	2180
Bldg 35%	18040	20120	20120	20120	20120
Totl 35%	19670t	22300t	22300t	22300t	22300t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	918.86	916.90	970.00	963.60	963.60
Sp-Asmnt	21.04	21.04	29.99		

CAMA
510

7140
79390
86530t

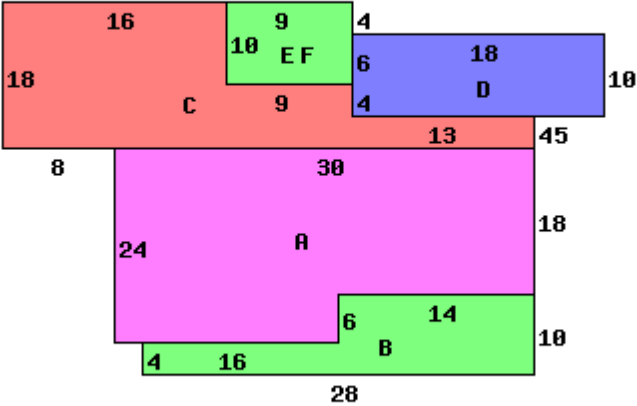
2500
27790
30290t

SHB+ 1HB	CONS F OFF F/C F CAN DK	TYPE M P A G P P	FACT	SQ-FT 636 196 412 180 90 90	VALUE 5880 4320 720 1350	a b c d e f	*MAIN PORCH ADDTN GRAGE PORCH
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Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
190	5	2013-04-25	GOS PROPERTIES LLC	5QC *	0	6310	41800
219	4	2009-07-30	GOSLEE DEAN M	4WD *	0	6860	44940
573	1	1991-07-19		1UN *	0	0	26000
751	1	1988-09-09		1WD	21000	0	26000

Year	Land	Bldg	Total	Net Tax
2021	1630	18040	19670	922.20
2020	1630	18040	19670	801.00

p r o j e c t	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			
500 HARDIN COUNTY LANDFILL			
XA/2025			
XA/2025			



451 E FRANKLIN ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1H	Sq-Ft	Value
Floor Level		
Main	FRAME	1048 105480
Part Upper	FRAME	636 31530
Basement		370 7150
Subtotal		144160
Metal	Roof	GABLE
Plaster/Drywall	B 1 2 U A	
Unfinished Wall	P D	Garages and Carports 4320
Floor/Carpet	X	Extra Features 7950
Number of Rooms	X X	Total Value 156430
Bedrooms	1 4 3	
	3	PUB SIDEWALK
Central Heat	A	Neighborhood:
FORCED AIR		Code: 3630
Plumbing		Dwl/Gar/NC% 1.4500
Standard	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	FtxFtx	1684	Rate	C	Cond	Value	Dpr	Dpr	Value
						OLD/FR	156430	.65		79390
front lot	acres/	effective	depth	depth	actual	effective	extended	true		
	frontage	frontage	83	factor	rate	rate	value	value		
	61.00000	60.00		74	161	119	7140	7140		