

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-510008.0000
K155

RES
2025

sale

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

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
451 E FRANKLIN ST	5QC
KENTON OH 43326	\$0

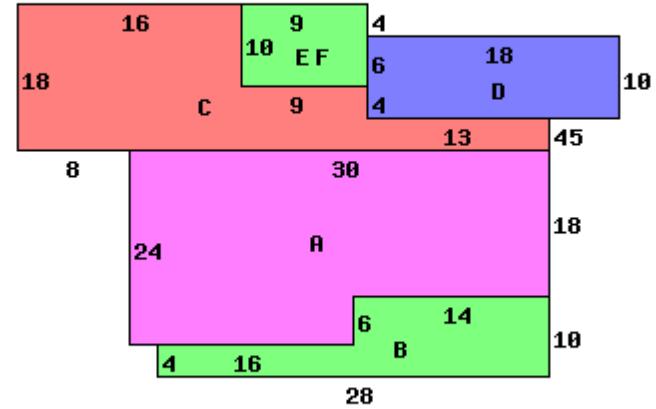
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres	4660	6230	6230	6230	6230	6240
Land100%	51540	57490	57490	57490	57490	57490
Bldg100%	56200t	63710t	63710t	63710t	63710t	63730t
Totl100%						
Cauvl00%						
Tax Value:						
Land 35%	1630	2180	2180	2180	2180	2180
Bldg 35%	18040	20120	20120	20120	20120	20120
Totl 35%	19670t	22300t	22300t	22300t	22300t	22310t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	918.86	916.90	970.00	963.60	963.60	
Sp-Asmnt	21.04	21.04	29.99	29.99		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		636		b	PORCH
	OFF	P		196	5880	c	ADDTN
1	F/C	A		412		d	GRAGE
	F	G		180	4320	e	PORCH
	CAN	P		90	720	f	PORCH
	DK	P		90	1350		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
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

Project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
500 HARDIN COUNTY LANDFILL				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	P D Garages and Carports 4320
Unfinished Wall	X Extra Features 7950
Floor/Carpet	X X Total Value 156430
Number of Rooms	1 4 3
Bedrooms	3 PUB SIDEWALK
Central Heat	A Neighborhood:
FORCED AIR	Code: 3630
Plumbing	Dwl/Gar/NC% 1.0500
Standard	1

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1HB F	FtxFt	Area	Grade	Cond	Dpr Dpr	Value
		1684		C	OLD/FR	.65	57490
front lot	acres/	effective	depth	depth	effective	extended	true
	frontage	frontage	factor	factor	rate	value	value
	61.0000	60.00	83	74	140	6240	6240

Call Back:

Sign: PSN Date: 2015-12-02 Lister:

36-510008.0000-v082020R