PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-510008.0000 RES
K155 2026

sale

2023 GOS PROPERTIES LLC	2013-04-25	
2024 GOS PROPERTIES LLC	2013-04-25	
2025 GOS PROPERTIES LLC	2013-04-25	
2026 GOS PROPERTIES LLC	2013-04-25	H J MILLERS S PT 7
451 E FRANKLIN ST	5QC	
	$0	
KENTON OH 43326		

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

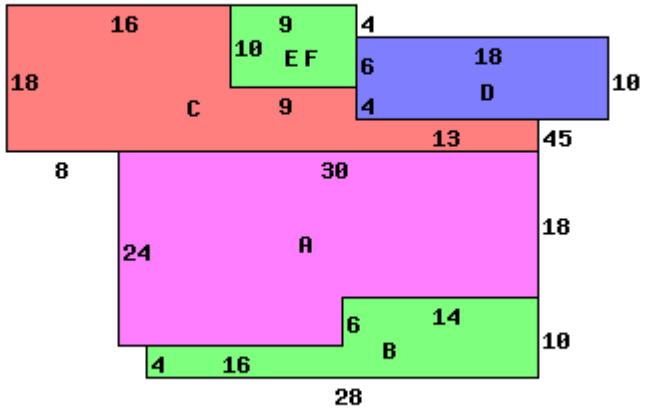
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6230	6230	6230	6230		6230	7140	7140
Bldg100%	57490	57490	57490	57490		57490	79400	79390
Totl100%	63710t	63710t	63710t	63710t		63710t	86540t	86530t
Cauv100%								
Tax Value:								
Land 35%	2180	2180	2180	2180		2180	2500	2500
Bldg 35%	20120	20120	20120	20120		20120	27790	27790
Totl 35%	22300t	22300t	22300t	22300t		22300t	30290t	30290t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	916.90	970.00	963.60	963.60	963.60			
Sp-Asmnt	21.04	29.99	29.99	29.99				

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

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
2022	1630	18040	19670	918.86
2021	1630	18040	19670	922.20

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

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1048	105480
	Part Upper	FRAME	636	31530
	Basement		370	7150
	Subtotal			144160
Metal	Roof	GABLE		

B 1 2 U A

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%	1.4500
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		1684		C	OLD/FR	156430	.65		79390

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	61.0000	60.00	83	74	161	119	7140	7140

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

36-510008.0000-v082020R