PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-520055.0000 COM
J54 2026

sale

2023 ACCESS REAL ESTATE KE	2020-12-04	
2024 ACCESS REAL ESTATE KE	2020-12-04	
2025 ACCESS REAL ESTATE KE	2020-12-04	
2026 ACCESS REAL ESTATE KENT	2020-12-04	PT W 1/2 SW 1/4 SW 1/4 34
1015 E FRANKLIN ST	1QC	.775A
	$0	
KENTON OH 43326		

Eff Rate: – 53.98 — 56.47 — 56.17 — 56.17 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	447	447	447	447	447	447	447
Acres	.7800	.7800	.7800	.7800			
Land100%	23400	23400	23400	23400	23400	28090	28080
Bldg100%	121710	121710	121710	121710	121710	146030	146040
Totl100%	145110t	145110t	145110t	145110t	145110t	174110t	174120t
Cauv100%							
Tax Value:							
Land 35%	8190	8190	8190	8190	8190	9830	9830
Bldg 35%	42600	42600	42600	42600	42600	51110	51110
Totl 35%	50790t	50790t	50790t	50790t	50790t	60940t	60940t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	2741.44	2868.00	2853.02	2853.02			
Sp-Asmnt	243.98	257.50	257.50	257.50			

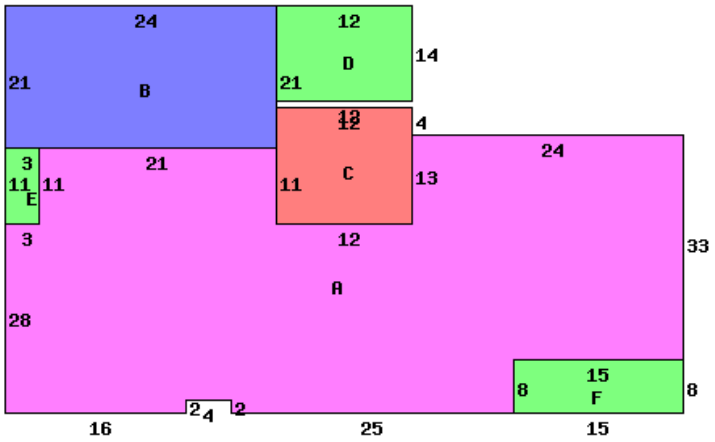
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B/C	M		2095		a	*MAIN
	B2	G		504	14110	b	GRAGE
1	F/C	A		204		c	ADDTN
	PAT	P		168	500	d	PORCH
	OFP	P		33	990	e	PORCH
	OFP	P		120	3600	f	PORCH

DR OFFICE 5 EXAM ROOMS

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
495	1	2020-12-04	ACCESS REAL ESTATE KENTON	1QC	*	0	23400	80370
277	1	2020-07-01	ACCESS OHIO LLC	1WD		144837	23400	80370
159	1	1997-04-24	DSHMUKH MURLIDHAR R TRUS	1WD	*	0	20510	84000
615	1	1995-07-07	DESHMUKH MURLI R	1WD		100000	20510	84000
412	1	1992-05-08		1WD		110000	0	74710

Year	Land	Bldg	Total	Net Tax
2022	8190	38580	46770	2687.00
2021	8190	28130	36320	2101.40

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



1015 E FRANKLIN ST 43326

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	2299	168680
	Subtotal			168680
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X		Air Conditioning	4020
Panelled Wall	X		Plumbing	5600
Floor/Hardwood	X		Garages and Carports	14110
Floor/Carpet	X		Extra Features	5090
Number of Rooms	9 2		Total Value	197500
Central Heat	A		PUB PAVED ST/RD	
FORCED AIR				
Central A/C	A		Neighborhood:	
Plumbing			Code:	4444
Extra 2 Fixture	3		Dwl/Gar/NC%	1.2000
Extra Fixture	7		lot/hmsite%	1.2000
			res-ag:lnd%	1.2000
			ag-t:c/p/w%	1.2000
			ag-t:other%	1.2000
			ag:outbldg%	1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MED OFF			2299	114.30	C	1900GD	262780	.45		144530
2	Paving			4200	1.80	C	1980AV	7560	.80		1510

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	.7800							28080

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

36-520055.0000-v082020R