

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-560040.0000  
042

RES  
2025

sale

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

2022	EVANS LEWIS S & PATTY	2006-05-08			
2023	EVANS LEWIS S & PATTY	2006-05-08			
2024	EVANS LEWIS S & PATTY	2006-05-08			
2025	HARVEY MORGAN & ELIZABE	2024-04-23	HOUSERS S PT 13 & N 33 FT		
	301 E FRANKLIN ST	1WD	13		
	KENTON OH 43326	\$0			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	6570	8770	8770	8770	8780
Bldg100%	74510	120890	120890	120890	120880
Totl100%	81090t	129660t	129660t	129660t	129660t
Cauv100%					
Tax Value:					
Land 35%	2300	3070	3070	3070	3070
Bldg 35%	26080	42310	42310	42310	42310
Totl 35%	28380t	45380t	45380t	45380t	45380t
Hmstd35%			40800	40800	
Owner Oc	27.54	40.16	40.12	35.96	hmstd 3070 l 37730 b
Hmstd RB					
Net Tax	1298.20	1825.72	1933.78	1924.94	
Sp-Asmnt	23.02	23.02	36.19	36.19	

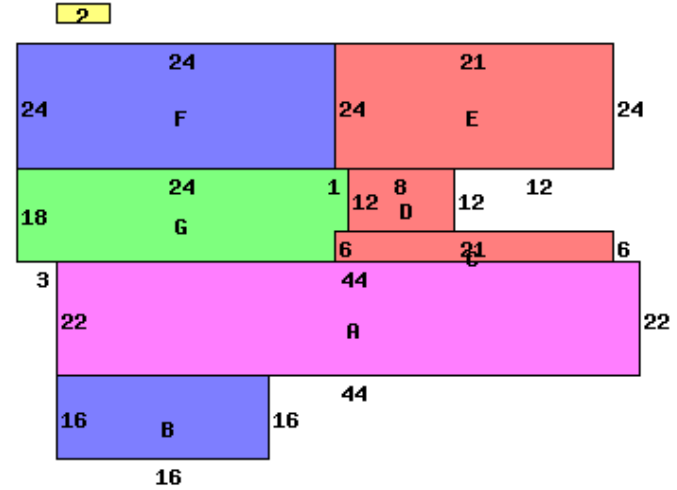
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B	M		968		a	*MAIN
	CAR	G		256	2000	b	GRAGE
1	F/C	A		126		c	ADDTN
1	F/C	A		96		d	ADDTN
1	F/C	A		504		e	ADDTN
	F	G		576	13820	f	GRAGE
	PAT	P		444	1330	g	PORCH

#: 39 L/W  
365600390000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
194	1	2024-04-23	HARVEY MORGAN & ELIZABETH	1WD *	0	8770	120890
272	1	2006-05-08	EVANS LEWIS S & PATTY L	1SD	60000	10830	11540
494	1	2005-07-27	WEAVER PHILLIP	1WD	27000	10830	10570
131	1	1996-03-08	SAMS KATHRYN L	1QC	14000	10800	14510
1091	1	1995-11-06	SAMS KATHRYN L	1WD	28000	10800	14510
215	1	1989-03-20	SAMS WYNONA SUE & KATHRY	1WD	17500	0	20030

Year	Land	Bldg	Total	Net Tax
2021	2300	26080	28380	1303.02
2020	2300	26080	28380	1127.96

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



301 E FRANKLIN 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	BRICK	1694 133280
	Subtotal		133280
Shingle	Roof	GABLE	
Plaster/Drywall	X	Air Conditioning	3030
Unfinished Wall	X	Plumbing	2100
Floor/Hardwood	X	Garages and Carports	15820
Floor/Concrete	X	Extra Features	1330
Number of Rooms	4	Total Value	155560
Bedrooms	2		
Central Heat	A	PUB PAVED ST/RD	
ELECTRIC		Neighborhood:	
Heat Pump	A	Code:	3630
Central A/C	A	Dwl/Gar/NC%	1.0500
Plumbing			
Standard	1		
Extra 3 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
1 DWELLING	1 B	FtxFt	Area	Grade	Cond	Value	Dpr	Dpr	Value
2 Garage		24X36	1694	C+	OLD/GD	171120	.40		107810
			864	C	2009AV	20740	.40		13070
front lot		acres/	effective	depth	actual	effective	extended	true	
		frontage	frontage	depth	factor	rate	value	value	
			66.00	136	95	140	133	8780	8780