PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-560040.0000 RES
042 2025

sale

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
		$0
	KENTON OH 43326	

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

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	

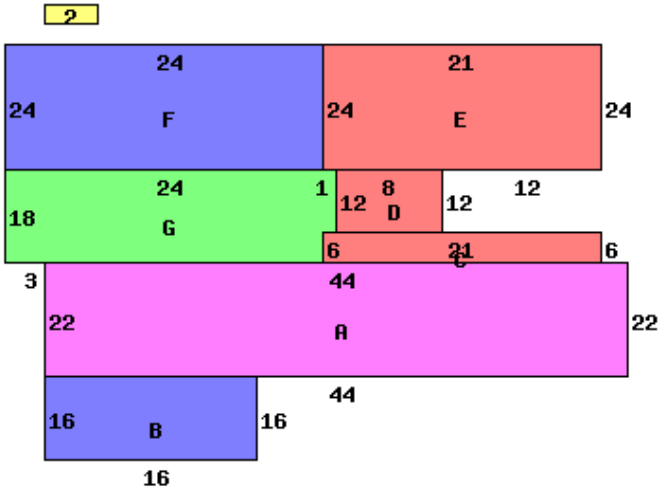
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B	M		968		a	*MAIN
	CAR	G		256	2000	b	GRAGE
1	F/C	A		126		c	ADDTN
1	F/C	A		96		d	ADDTN
1	F/C	A		504		e	ADDTN
	F	G		576	13820	f	GRAGE
	PAT	P		444	1330	g	PORCH

#: 39 L/W
365600390000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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 WYNONA SUE & KATHRY	1WD	28000	10800	14510
215	1	1989-03-20		1WD	17500	0	20030

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

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



301 E FRANKLIN 43326

Occupancy 1 Single Family

Story Height 1
Floor Level Main BRICK
Subtotal
Shingle Roof GABLE

*DWELLING COMPUTATIONS

	Sq-Ft	Value
Main	1694	133280
Subtotal		133280

B 1 2 U A

Plaster/Drywall	X
Unfinished Wall	X
Floor/Hardwood	X
Floor/Concrete	X
Number of Rooms	4
Bedrooms	2
Central Heat	A
ELECTRIC	
Heat Pump	A
Central A/C	A
Plumbing	
Standard	1
Extra 3 Fixture	1

Air Conditioning	3030
Plumbing	2100
Garages and Carports	15820
Extra Features	1330
Total Value	155560

PUB PAVED ST/RD

Neighborhood:
Code: 3630
Dwl/Gar/NC% 1.0500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B		1694		C+	OLD/GD	171120	.40		107810
2	Garage		24X36	864		C	2009AV	20740	.40		13070

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		66.00	136	95	140	133	8780	8780

Call Back: Sign: PSN Date: 2014-11-21 Lister: 36-560040.0000-v082020R