PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-560040.0000 RES
042 2026

sale

2023 EVANS LEWIS S & PATTY	2006-05-08	
2024 EVANS LEWIS S & PATTY	2006-05-08	
2025 HARVEY MORGAN & ELIZA	2024-04-23	
2026 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: – 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%	8770	8770	8770	8770		8770	10110	10100
Bldg100%	120890	120890	120890	120890		120890	166910	166910
Totl100%	129660t	129660t	129660t	129660t		129660t	177030t	177010t
Cauv100%								
Tax Value:								
Land 35%	3070	3070	3070	3070		3070	3540	3540
Bldg 35%	42310	42310	42310	42310		42310	58420	58420
Totl 35%	45380t	45380t	45380t	45380t		45380t	61960t	61950t
Hmstd35%		40800	40800	40800		40800	55640	
Owner Oc	40.16	40.12	35.96	35.96	35.96	hmstd 3070 l	37730 b	
Hmstd RB								
Net Tax	1825.72	1933.78	1924.94	1924.94	1924.94			
Sp-Asmnt	23.02	36.19	36.19	36.19				

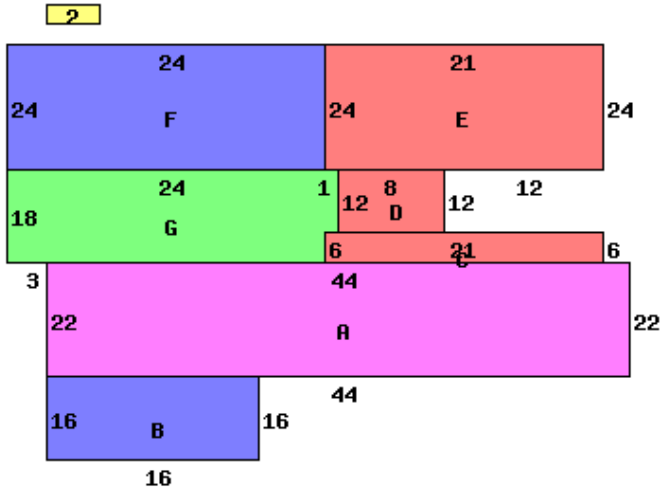
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B	M		968		a	*MAIN
	CAR	G		256	2000	b	GRAGE
1	F/C	A		126		c	ADDTN
1	F/C	A		96		d	ADDTN
1	F/C	A		504		e	ADDTN
	F	G		576	13820	f	GRAGE
	PAT	P		444	1330	g	PORCH

#: 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
2022	2300	26080	28380	1298.20
2021	2300	26080	28380	1303.02

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



301 E FRANKLIN 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	1694	133280
	Subtotal			133280
Shingle	Roof	GABLE		

B 1 2 U A

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		
		PUB PAVED ST/RD	
Central Heat	A		
ELECTRIC		Neighborhood:	
Heat Pump	A	Code:	3630
Central A/C	A	Dwl/Gar/NC%	1.4500
Plumbing			
Standard	1		
Extra 3 Fixture	1		

	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		148870
2	Garage		24X36	864		C	2009AV	20740	.40		18040

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		66.00	136	95	161	153	10100	10100

Call Back: Sign: PSN Date: 2014-11-21 Lister:

36-560040.0000-v082020R