PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-560044.0000 RES
N66 2026

sale

2023 JOHNSON BRETT A & AMY	2005-08-10	
2024 JOHNSON BRETT A & AMY	2005-08-10	
2025 B & A HOLDINGS LLC	2024-02-07	
2026 B & A HOLDINGS LLC	2024-02-07	HOUSERS E E 1/2 10
214 E FRANKLIN ST	10	
	$0	
KENTON OH 43326		

2027 WHITE MARA K	2025-03-07	
214 E FRANKLIN ST	1WD	
KENTON OH 43326		

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

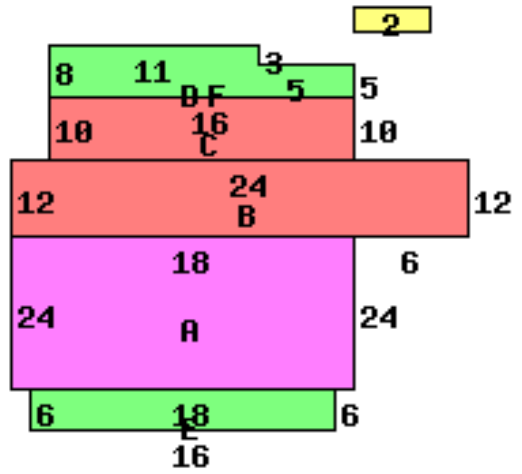
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4170	4170	4170	4170		4170	4800	4790
Bldg100%	46170	46170	46170	46170		46170	63690	63680
Totl100%	50340t	50340t	50340t	50340t		50340t	68490t	68470t
Cauv100%								
Tax Value:								
Land 35%	1460	1460	1460	1460		1460	1680	1680
Bldg 35%	16160	16160	16160	16160		16160	22290	22290
Totl 35%	17620t	17620t	17620t	17620t		17620t	23970t	23960t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	724.46	766.44	761.36	761.36	761.36			
Sp-Asmnt	20.99	67.65	28.90	28.90				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BQ	F	M		432		a	*MAIN
1 B	F	A		288		b	ADDTN
1	F/C	A		160		c	ADDTN
	DK	P		113	1700	d	PORCH
	OFP	P		96	2880	e	PORCH
	CAN	P		113	900	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
91	1	2025-03-07	WHITE MARA K	1WD		137500	4170	46170
67	10	2024-02-07	B & A HOLDINGS LLC	10	*	0	4170	46170
534	1	2005-08-10	JOHNSON BRETT A & AMY M	1WD		35000	6600	33800
127	1	2005-04-15	LATHAM LEWIS E ETAL	1QC	*	0	6600	33800
12	1	1991-01-08		1UN	*	0	0	24830

Year	Land	Bldg	Total	Net Tax
2022	1270	16710	17980	839.90
2021	1270	16710	17980	842.96

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



214 E FRANKLIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	880	100300
	Qtr Story	FRAME	432	7610
	Basement		720	13610
	Subtotal			121520
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall		X			
Unfinished Wall	X				
Floor/Carpet		X			
Floor/Tile-Lino			X		
Number of Rooms	1	6	2		
Bedrooms		1	2		
Central Heat		A			
HOT WATER					
Central A/C		A			
Plumbing					
Standard	1				

Air Conditioning		2410
Extra Features		5480
Total Value		129410
PUB SIDEWALK		
Neighborhood:		
Code:		3620
Dwl/Gar/NC%		1.5500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 BQF		880		C-	OLD/FR	116470	.65		63180
2	Garage	*SV 0	17X24	408			OLD/FR	500			500

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	33.0000	33.00	165	105	138	145	4790	4790

Call Back: Sign: PSN Date: 2014-12-17 Lister:

36-560044.0000-v082020R