

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-560044.0000  
N66

RES  
2025

sale

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

|                            |                               |
|----------------------------|-------------------------------|
| 2022 JOHNSON BRETT A & AMY | 2005-08-10                    |
| 2023 JOHNSON BRETT A & AMY | 2005-08-10                    |
| 2024 JOHNSON BRETT A & AMY | 2005-08-10                    |
| 2024 JOHNSON BRETT A & AMY | 2005-08-10                    |
| 2025 B & A HOLDINGS LLC    | 2024-02-07 HOUSERS E E 1/2 10 |
| 214 E FRANKLIN ST          | 10                            |
| KENTON OH 43326            | \$0                           |

|          |        |        |        |        |        |        |
|----------|--------|--------|--------|--------|--------|--------|
| Tax Year | 2022   | 2023   | 2024   | 2025   | 2025   | CAMA   |
| Prop Cls | 510    | 510    | 510    | 510    | 510    | 510    |
| Acres    |        |        |        |        |        |        |
| Land100% | 3630   | 4170   | 4170   | 4170   | 4170   | 4160   |
| Bldg100% | 47740  | 46170  | 46170  | 46170  | 46170  | 46160  |
| Totl100% | 51370t | 50340t | 50340t | 50340t | 50340t | 50320t |
| Cauv100% |        |        |        |        |        |        |

|                   |            |
|-------------------|------------|
| 2026 WHITE MARA K | 2025-03-07 |
| 214 E FRANKLIN ST | LWD        |
| KENTON OH 43326   |            |

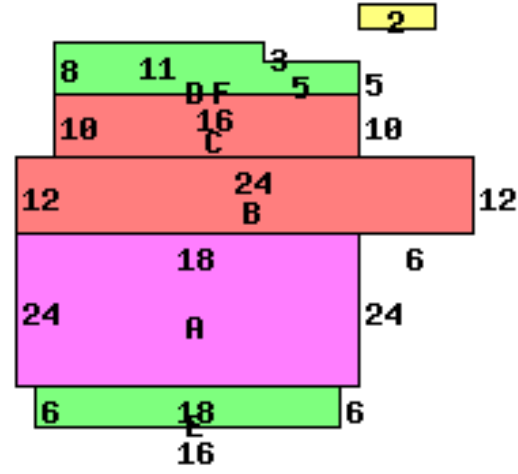
|            |        |        |        |        |        |        |
|------------|--------|--------|--------|--------|--------|--------|
| Tax Value: |        |        |        |        |        |        |
| Land 35%   | 1270   | 1460   | 1460   | 1460   | 1460   | 1460   |
| Bldg 35%   | 16710  | 16160  | 16160  | 16160  | 16160  | 16160  |
| Totl 35%   | 17980t | 17620t | 17620t | 17620t | 17620t | 17610t |
| Hmstd35%   |        |        |        |        |        |        |
| Owner Oc   |        |        |        |        |        |        |
| Hmstd RB   |        |        |        |        |        |        |
| Net Tax    | 839.90 | 724.46 | 766.44 | 761.36 | 761.36 |        |
| Sp-Asmnt   | 20.99  | 20.99  | 67.65  | 28.90  |        |        |

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

|       |    |            |                         |               |        |         |         |
|-------|----|------------|-------------------------|---------------|--------|---------|---------|
| Sale# | #p | sale date  | To                      | Type/Invalid? | Sale\$ | co:land | co:bldg |
| 91    | 1  | 2025-03-07 | WHITE MARA K            | LWD           | 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 | LWD           | 35000  | 6600    | 33800   |
| 127   | 1  | 2005-04-15 | LATHAM LEWIS E ETAL     | LQC *         | 0      | 6600    | 33800   |
| 12    | 1  | 1991-01-08 |                         | LUN *         | 0      | 0       | 24830   |

|      |      |       |       |         |
|------|------|-------|-------|---------|
| Year | Land | Bldg  | Total | Net Tax |
| 2021 | 1270 | 16710 | 17980 | 842.96  |
| 2020 | 1270 | 16710 | 17980 | 732.20  |

|                               |           |     |         |
|-------------------------------|-----------|-----|---------|
| 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 |
| Story Height    | 1Q              | Sq-Ft Value            |
| 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% 1.1200     |

|            |          |           |       |           |           |          |        |
|------------|----------|-----------|-------|-----------|-----------|----------|--------|
| Bldg Type  | SHB+Cons | DixHt     | Unit  | Blt/Renov | Replace   | Phy Fnc  | True   |
| 1 DWELLING | 1 BQF    | FtxFt     | Area  | Grade     | Cond      | Dpr Dpr  | Value  |
| 2 Garage   | *SV      | 0         | 17X24 | 880       | C-        | OLD/FR   | 116470 |
|            |          |           | 408   |           |           | OLD/FR   | 500    |
|            | acres/   | effective | depth | actual    | effective | extended | true   |
| front lot  | frontage | frontage  | depth | factor    | rate      | value    | value  |
|            | 33.0000  | 33.00     | 165   | 105       | 120       | 4160     | 4160   |