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

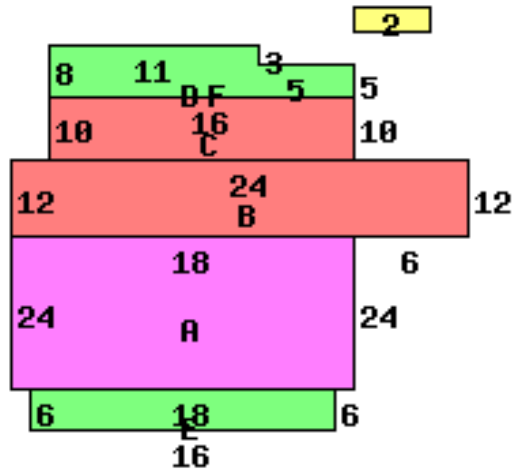
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 4170 | 4170 | 4170 | 4170 | | 4170 | 4800 | 4790 |
| Bldg100% | 46170 | 46170 | 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