PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-560047.0000 RES
062 2026

sale

2023 PACK JEREMY L	2020-01-22	
2024 PACK JEREMY L	2020-01-22	
2025 PACK JEREMY L	2020-01-22	
2026 PACK JEREMY L	2020-01-22	HOUSERS E N PT 12
302 E FRANKLIN ST	1WD	
	$89,000	
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%	6860	6860	6860	6860		6860	7910	7920
Bldg100%	91170	91170	91170	91170		91170	126170	126180
Totl100%	98030t	98030t	98030t	98030t		98030t	134090t	134100t
Cauv100%								
Tax Value:								
Land 35%	2400	2400	2400	2400		2400	2770	2770
Bldg 35%	31910	31910	31910	31910		31910	44160	44160
Totl 35%	34310t	34310t	34310t	34310t		34310t	46930t	46940t
Hmstd35%								
Owner Oc			30.24	30.24	30.24			
Hmstd RB								
Net Tax	1410.70	1492.40	1452.32	1452.32	1452.32			
Sp-Asmnt	21.55	33.22	33.22	33.22				

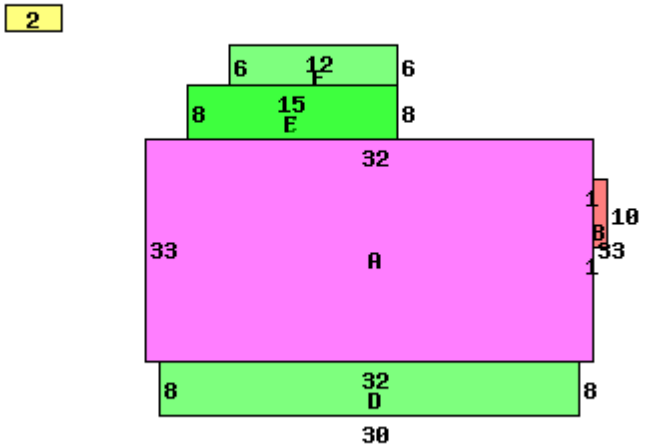
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1056		a	*MAIN
1 B	F	A		10		b	ADDTN
	EFP	P		120	4800	c	PORCH
	OMP	P		240	8400	d	PORCH
	DK	P		72	1080	e	PORCH
	BAL	P		120	1800	f	PORCH

gas firepalce

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
29	1	2020-01-22	PACK JEREMY L	1WD	89000	5740	62570

Year	Land	Bldg	Total	Net Tax
2022	2110	26570	28680	1339.72
2021	2110	26570	28680	1344.62

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



302 E FRANKLIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1066	102550
	Full Upper	FRAME	1056	60910
	Basement		1066	19870
	Subtotal			183330
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	P P	Plumbing	1400
Unfinished Wall	X	Extra Features	16080
Floor/Carpet	X X	Total Value	200810
Floor/Tile-Lino	L		
Number of Rooms	4 4 4	PUB SIDEWALK	
Bedrooms	4		
		Neighborhood:	
Central Heat	A	Code:	3620
HOT WATER		Dwl/Gar/NC%	1.5500
Plumbing			
Standard	1		
Extra 2 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	2 B F		2122		C+	1923AV	220890	.55	.20	123260
2	Garage		14X20	280		D	1923AV	5380	.65		2920

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	66.0000	66.00	115	87	138	120	7920	7920

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

36-560047.0000-v082020R