PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-560074.0000 COM
N67 2025

## sale

| | | |
|---|---|---|
| 2022 | THE DRESSER SALON LLC | 2020-06-11 |
| 2023 | THE DRESSER SALON LLC | 2020-06-11 |
| 2024 | THE DRESSER SALON LLC | 2020-06-11 |
| 2025 | THE DRESSER SALON LLC | 2020-06-11 HOUSERS E W 1/2 10 1WD |
| | 212 E FRANKLIN ST | $29,300 |
| | KENTON OH 43326 | |

## Eff Rate: – 57.45 — 53.98 — 56.47 — 56.17 — a/r

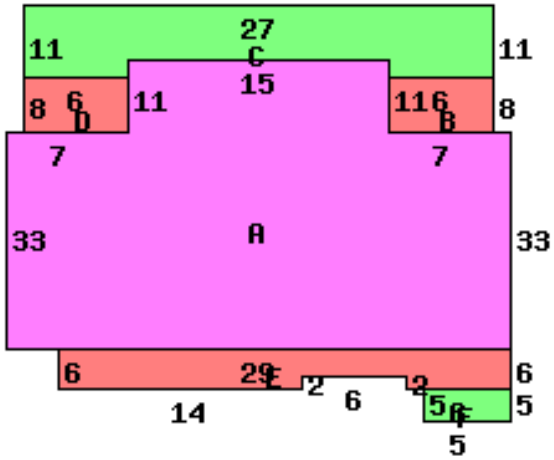
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
|---|---|---|---|---|---|
| Prop Cls | 401 | 499 | 499 | 499 | 499 |
| Acres | | | | | |
| Land100% | 3630 | 4170 | 4170 | 4170 | 4160 |
| Bldg100% | 79340 | 95890 | 95890 | 95890 | 95880 |
| Totl100% | 82970t | 100060t | 100060t | 100060t | 100040t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 1270 | 1460 | 1460 | 1460 | 1460 |
| Bldg 35% | 27770 | 33560 | 33560 | 33560 | 33560 |
| Totl 35% | 29040t | 35020t | 35020t | 35020t | 35010t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 1668.40 | 1890.24 | 1977.52 | 1967.18 | |
| Sp-Asmnt | 75.93 | 3.93 | 15.73 | 15.73 | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 2 B | F | M | | 1122 | | a | *MAIN |
| 1 | F/C | A | | 48 | | b | ADDTN |
| | EFP | P | | 252 | 10080 | c | PORCH |
| 1 | F/C | A | | 48 | | d | ADDTN |
| 1 | F/C | A | | 144 | | e | ADDTN |
| | DK | P | | 25 | 380 | f | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 252 | 1 | 2020-06-11 | THE DRESSER SALON LLC | 1WD | 29300 | 3460 | 78660 |
| 291 | 1 | 2019-08-21 | PEES TODD E | 1QC * | 0 | 3460 | 78660 |
| 412 | 1 | 2006-06-29 | REAL HOMES INVESTMENTS L | 1WD | 60000 | 6940 | 74540 |
| 1068 | 1 | 1989-12-18 | | 1WD | 35000 | 0 | 37710 |
| 510 | 1 | 1989-02-28 | | 1WD | 30000 | 0 | 37710 |
| 1050 | 0 | 1987-12-18 | | * | 0 | 0 | 37710 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2021 | 1270 | 27770 | 29040 | 1680.20 |
| 2020 | 1270 | 27770 | 29040 | 1502.02 |

| p r o j e c t | | ben acres | / % | factor |
|---|---|---|---|---|
| 902 MAIN DISTRICT CONSERVANCY | XA/2025 | | | |




212 E FRANKLIN 43326

Occupancy 1 Single Family

Story Height 2

| Floor Level | | | *DWELLING COMPUTATIONS Sq-Ft | Value |
|---|---|---|---|---|
| | Main | FRAME | 1362 | 108330 |
| | Full Upper | FRAME | 1122 | 62090 |
| | Qtr Story | FRAME | 1182 | 4520 |
| | Basement | | 886 | 16550 |
| | Subtotal | | | 191490 |
| Metal | Roof | HIP | | |

| | B | 1 | 2 | U | A | | | |
|---|---|---|---|---|---|---|---|---|
| Plaster/Drywall | | X | X | | | 1 / | Extra Living Units | 3500 |
| Panelled Wall | | X | X | | | | Plumbing | 1400 |
| Unfinished Wall | X | | | | X | | Extra Features | 10460 |
| Floor/Carpet | | X | X | | | | Total Value | 206850 |
| Floor/Tile-Lino | X | | | | | | | |
| Number of Rooms | | 5 | 4 | | | | PUB SIDEWALK | |
| Bedrooms | | | 2 | | | | | |
| | | | | | | | Neighborhood: | |
| Central Heat | A | | | | | | Code: | 3620 |
| ELECTRIC | | | | | | | Dwl/Gar/NC% | 1.1200 |
| 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 BAF | | 2484 | | C | OLD/FR | 213060 | .55 | | 95880 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | | 33.00 | 165 | 105 | 120 | 126 | 4160 | 4160 |

Call Back: Sign: PSN Date: 2014-12-17 Lister: 36-560074.0000-v082020R