PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-560076.0000 RES
N70 2026

sale

2023 CASSANDRA PROPERTIES	2006-05-08	
2024 CASSANDRA PROPERTIES	2006-05-08	
2025 CASSANDRA PROPERTIES	2006-05-08	
2026 CASSANDRA PROPERTIES LL	2006-05-08	HOUSERS E S PT 14
219 E FRANKLIN ST	1FD	
	$47,500	
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	520	520	520	520	0	520	520	520
Acres								
Land100%	6860	6860	6860	6860		6860	7860	7850
Bldg100%	92200	92200	92200	92200		92200	127340	127330
Totl100%	99060t	99060t	99060t	99060t		99060t	135200t	135180t
Cauv100%								
Tax Value:								
Land 35%	2400	2400	2400	2400		2400	2750	2750
Bldg 35%	32270	32270	32270	32270		32270	44570	44570
Totl 35%	34670t	34670t	34670t	34670t		34670t	47320t	47310t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1425.52	1508.06	1498.10	1498.10	1498.10			
Sp-Asmnt	39.39	51.32	51.32	51.32				

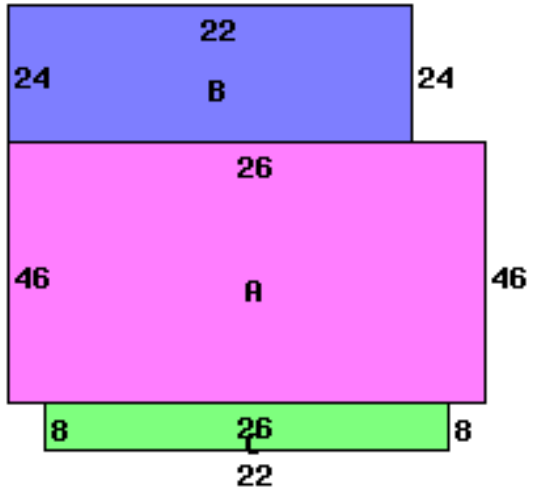
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1196		a	*MAIN
	F	G		528	12670	b	GRAGE
	OFP	P		176	5280	c	PORCH

Apartment address 219 1/2 E Franklin & 11 N Cherry St

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
273	1	2006-05-08	CASSANDRA PROPERTIES LLC	1FD	47500	9770	49260

Year	Land	Bldg	Total	Net Tax
2022	1790	24440	26230	1225.30
2021	1790	24440	26230	1229.76

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



219 E FRANKLIN 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1196	105950
	Full Upper	FRAME	1196	63640
	Basement		1196	22280
	Subtotal			191870
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	1 /	Extra Living Units	3500
Panelled Wall	X X		Plumbing	3500
Unfinished Wall	X		Garages and Carports	12670
Floor/Carpet	X X		Extra Features	5280
Floor/Tile-Lino	X X		Total Value	216820
Number of Rooms	9 5			
Bedrooms	6		PUB SIDEWALK	
Central Heat	A		Neighborhood:	
FORCED AIR			Code:	3630
Plumbing			Dwl/Gar/NC%	1.4500
Standard	2			

	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		2392		C	OLD/AV	216820	.55	.10	127330

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		66.00	82	74	161	119	7850	7850

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

36-560076.0000-v082020R