PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-570027.0000 RES
K169 2026

## sale

| | | |
|---|---|---|
| 2023 QUAY GLENN & FREDA | 2002-11-13 | |
| 2024 QUAY GLENN & FREDA | 2002-11-13 | |
| 2025 QUAY GLENN & FREDA | 2002-11-13 | |
| 2026 QUAY GLENN & FREDA | 2002-11-13 GARYS 1 | |
| 521 E FRANKLIN ST | 1WD | |
| | $55,000 | |
| KENTON OH 43326 | | |

| | | |
|---|---|---|
| 2027 QUAY DAVID & KHLOE | 2025-07-23 | |
| 521 E FRANKLIN ST | 1SD | |
| KENTON OH 43326 | | |

## Eff Rate: – 44.66 — 47.03 — 46.74 — 46.74 — a/r

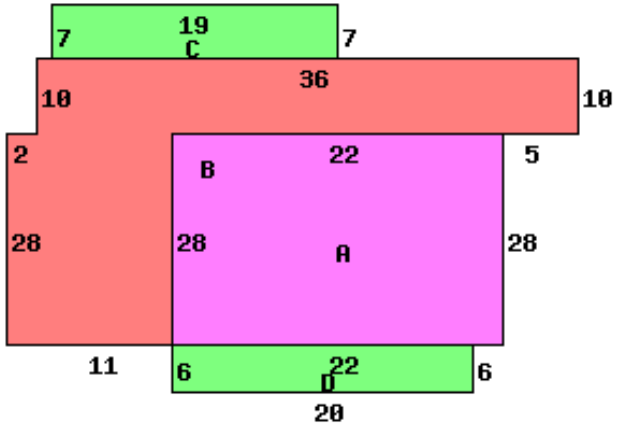
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 7740 | 7740 | 7740 | 7740 | | 7740 | 8940 | 8950 |
| Bldg100% | 60490 | 60490 | 60490 | 60490 | | 60490 | 83540 | 83530 |
| Totl100% | 68230t | 68230t | 68230t | 68230t | | 68230t | 92490t | 92480t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 2710 | 2710 | 2710 | 2710 | | 2710 | 3130 | 3130 |
| Bldg 35% | 21170 | 21170 | 21170 | 21170 | | 21170 | 29240 | 29240 |
| Totl 35% | 23880t | 23880t | 23880t | 23880t | | 23880t | 32370t | 32370t |
| Hmstd35% | | | | | | | | |
| Owner Oc | | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 981.86 | 1038.72 | 1031.88 | 1031.88 | 1031.88 | | | |
| Sp-Asmnt | 21.04 | 521.87 | 30.39 | 30.39 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1HB | F | M | | 616 | | a | *MAIN |
| 1 B | F | A | | 668 | | b | ADDTN |
| | STP | P | | 133 | 530 | c | PORCH |
| | OP | P | | 120 | 3600 | d | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 322 | 1 | 2025-07-23 | QUAY DAVID & KHLOE | 1SD | 41389 | 7740 | 60490 |
| 619 | 1 | 2002-11-13 | QUAY GLEN & FREDA | 1WD | 55000 | 6910 | 35830 |
| 445 | 1 | 1998-10-12 | BURBAN PETE | 1CT * | 0 | 7200 | 22370 |
| 272 | 1 | 1995-04-12 | BURBAN PETE & JANET C TI | SD | 22000 | 7200 | 19200 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 2040 | 17470 | 19510 | 911.38 |
| 2021 | 2040 | 17470 | 19510 | 914.70 |

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




521 E FRANKLIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1H | | | | |
| Floor Level | Main | FRAME | 1284 | 106150 |
| | Part Upper | FRAME | 616 | 30540 |
| | Basement | | 1284 | 23770 |
| | Subtotal | | | 160460 |
| Shingle | Roof | GABLE | | |

| | B | 1 | 2 | U | A |
|---|---|---|---|---|---|
| Plaster/Drywall | | X | X | | |
| Unfinished Wall | X | | | | |
| Floor/Pine | | X | | | |
| Floor/Carpet | | X | | | |
| Number of Rooms | | 1 | 5 | 2 | |
| Bedrooms | | | 1 | 2 | |
| Central Heat | | | A | | |
| ELECTRIC | | | | | |
| Plumbing | | | | | |
| Standard | | 1 | | | |

| | |
|---|---|
| Extra Features | 4130 |
| Total Value | 164590 |
| PUB PAVED ST/RD | |
| PUB SIDEWALK | |
| Neighborhood: | |
| Code: | 3630 |
| Dwl/Gar/NC% | 1.4500 |

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | 1HB F | | 1900 | | C | OLD/FR | 164590 | .65 | | 83530 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 51.0000 | 50.00 | 190 | 111 | 161 | 179 | 8950 | 8950 |

Call Back: Sign: PSN Date: 2015-12-02 Lister:

36-570027.0000-v082020R