PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-570030.0000 RES
K132 2026

sale

2023 ROGERS ELLIOTT S	2006-04-11	
2024 ROGERS ELLIOTT S	2006-04-11	
2025 ROGERS ELLIOTT S	2006-04-11	
2026 ROGERS ELLIOTT S	2006-04-11	GARYS 4
607 E FRANKLIN ST	1WD	
	$100,000	
KENTON OH 43326		

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

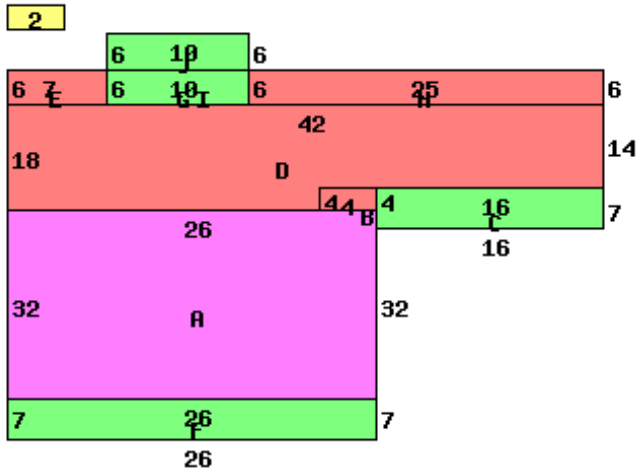
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	530	530	530	530	0	530	530	530
Acres								
Land100%	16200	16200	16200	16200		16200	18690	18680
Bldg100%	113110	113110	113110	113110		113110	156200	156190
Totl100%	129310t	129310t	129310t	129310t		129310t	174890t	174870t
Cauv100%								
Tax Value:								
Land 35%	5670	5670	5670	5670		5670	6540	6540
Bldg 35%	39590	39590	39590	39590		39590	54670	54670
Totl 35%	45260t	45260t	45260t	45260t		45260t	61210t	61200t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1860.92	1968.70	1955.70	1955.70	1955.70			
Sp-Asmnt	57.92	71.82	71.82	71.82				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		832		a	*MAIN
1	F/C	A		16		b	ADDTN
	OFP	P		112	3360	c	PORCH
1H	F/C	A		676		d	ADDTN
1	F	A		42		e	ADDTN
	POR	P		182	5820	f	PORCH
	OFP2	P		60	1800	g	PORCH
1	F	A		150		h	ADDTN
1	F	A		60		i	ADDTN
	DK	P		60	900	j	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
217	1	2006-04-11	ROGERS ELLIOTT S	1WD		100000	15830	102030
207	1	1997-05-27	SHICK FARMS FAMILY LIMIT	1QC	*	0	13060	50860
846	0	1987-10-01			*	0	0	43710
842	0	1987-09-30			*	23000	0	43710
615	0	1987-07-21			*	0	0	56400

Year	Land	Bldg	Total	Net Tax
2022	4260	32240	36500	1705.04
2021	4260	32240	36500	1711.26

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



607 E FRANKLIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1776	129630
	Full Upper	FRAME	832	59060
	Part Upper	FRAME	676	32350
	Basement		416	8000
	Subtotal			229040
Shingle	Roof	GABLE		

	B	1	2	U	A			
Plaster/Drywall		X	X			2 /	Extra Living Units	7000
Panelled Wall		X	X				Air Conditioning	5900
Unfinished Wall	X						Plumbing	7000
Floor/Carpet		X					Extra Features	11880
Floor/Concrete	X						Total Value	260820
Floor/Tile-Lino		X	X					
Number of Rooms	3	6	4				PUB PAVED ST/RD	
Bedrooms		3	2				PUB SIDEWALK	
Central Heat		A					Neighborhood:	
FORCED AIR							Code:	3630
Central A/C		A					Dwl/Gar/NC%	1.4500
Plumbing								
Standard	3							

	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		3284		C+	1900AV	286900	.55	.20	149760
2	Garage		24X22	528		C	1980AV	12670	.65		6430

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot	150.0000	150.00	160	103	161	166	24900	18680	Excess Fro

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