

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-570044.0000  
K103

RES  
2025

sale

Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

2022 RAY ALEXANDRIA ETAL	2013-03-05
2023 RAY ALEXANDRIA ETAL	2013-03-05
2024 RAY ALEXANDRIA ETAL	2013-03-05
2025 RAY ALEXANDRIA ETAL	2013-03-05 GARYS PT 6
627 & & 627 1/2 E FRANKLIN ST	2QC
KENTON OH 43326	\$0

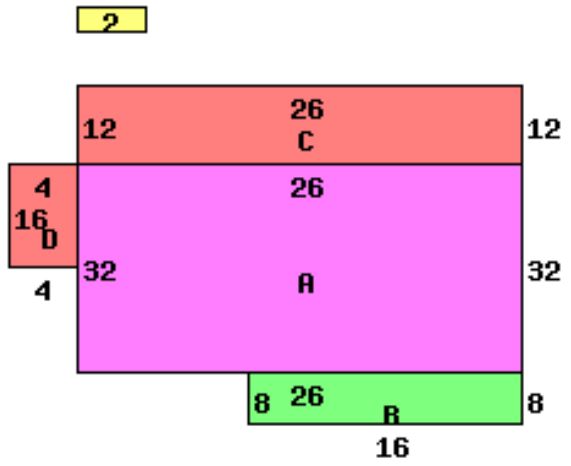
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	520	520	520	520	520
Acres					
Land100%	4630	6170	6170	6170	6160
Bldg100%	36060	53570	53570	53570	53570
Totl100%	40690t	59740t	59740t	59740t	59730t
Cauv100%					
Tax Value:					
Land 35%	1620	2160	2160	2160	2160
Bldg 35%	12620	18750	18750	18750	18750
Totl 35%	14240t	20910t	20910t	20910t	20910t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	665.20	859.74	909.52	903.52	
Sp-Asmnt	38.74	38.74	47.37	47.37	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 BA	F	M		832			
	OFF	P		128	3840	b	PORCH
1 BA	F	A		312		c	ADDTN
1	F	A		64		d	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
89	2	2013-03-05	RAY ALEXANDRIA ETAL	1QC *	0	6260	39690
250	1	2011-06-28	RAY FRED III	1QC *	0	6270	39680
144	1	2005-03-09	RAY FRED III & LISA	1QC	8000	5460	29910
469	1	2003-08-12	RAY DEAN E	1WD	8000	5460	29910
471	1	1993-06-04	OSBUN ANTHONY K - VICTOR	1WD	18000	0	32430

Year	Land	Bldg	Total	Net Tax
2021	1620	12620	14240	667.64
2020	1620	12620	14240	579.88

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



627 & 627 1/2 E FRANKLIN S 43326

Occupancy 2 Duplex		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level			
	Main	FRAME	1208 103430
	Full Upper	FRAME	832 59060
	Qtr Story	FRAME	1144 4460
	Basement		1272 23550
	Subtotal		190500
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	1 /	Extra Living Units 3500
Unfinished Wall	X		Plumbing 3500
Floor/Hardwood	X X		Extra Features 3840
Number of Rooms	1 5 4 1		Total Value 201340
Bedrooms	4		
Central Heat	A		PUB PAVED ST/RD
HOT WATER			PUB SIDEWALK
Plumbing			Neighborhood:
Standard	2		Code: 3630
			Dwl/Gar/NC% 1.0500

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 BAF	20X22	2040		C	OLD/FR	201340	.65	.30	51790
2 Garage			440		D	1965VP	8450	.80		1780
front lot	acres/	effective	depth	actual	effective	extended	true			
	frontage	frontage	depth	factor	rate	value	value			
	55.0000	55.00	98	80	140	112	6160			6160