PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-610055.0000 RES
W78 2026

sale

2023 FRANKEL JANET	2003-04-09	
2024 FRANKEL JANET	2003-04-09	
2025 FRANKEL JANET	2003-04-09	
2026 FRANKEL JANET	2003-04-09	E JENNINGS E PT 43-44
235 E ELIZA ST	1AF	
	$0	
KENTON OH 43326		

2028 FRANKEL NATHAN	2026-05-29	
235 E ELIZA ST	1WD	
KENTON OH 43326		

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

	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7060	7060	7060	7060		7060	8110	8120
Bldg100%	152060	152060	152060	152060		152060	210460	210460
Totl100%	159110t	159110t	159110t	159110t		159110t	218570t	218580t
Cauv100%								
Tax Value:								
Land 35%	2470	2470	2470	2470		2470	2840	2840
Bldg 35%	53220	53220	53220	53220		53220	73660	73660
Totl 35%	55690t	55690t	55690t	55690t		55690t	76500t	76500t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2289.76	2422.36	2406.40	2406.40	2406.40			
Sp-Asmnt	32.00	24.00	27.00	27.00				

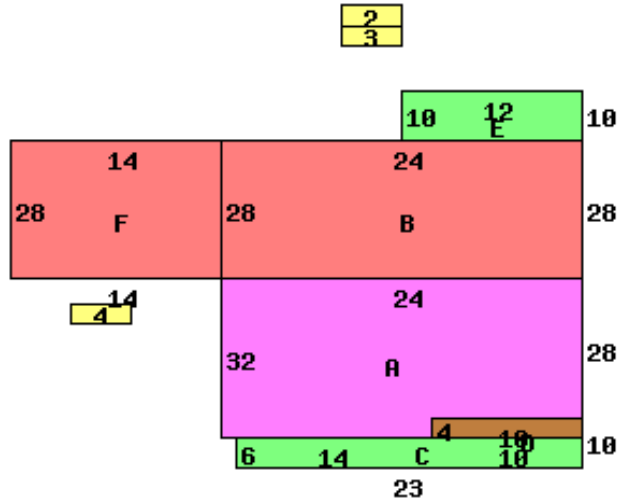
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BA	F	M		728		a	*MAIN
1	F/C	A		672		b	ADDTN
	OFP	P		178	5340	c	PORCH
F	F	A		40		d	ADDTN
	DK	P		120	1800	e	PORCH
1	F/C	A		392		f	ADDTN

#: 57, L/W
366100570000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
177	1	2026-05-29	FRANKEL NATHAN	1WD	225000	7060	152060
162	1	2003-04-09	FRANKEL JANET	1AF *	0	7260	82490
114	1	1998-03-03	FRANKEL LAWRENCE & JANET	1SD	70000	7660	50310

Year	Land	Bldg	Total	Net Tax
2022	2160	38380	40540	1893.76
2021	2160	38380	40540	1900.64

project			ben acres	/ %	factor
131	BLANCHARD RIVER MAINT	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			
235	KELLOGG #983 - BLANCHARD	XA/2025			



235 E ELIZA ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1792	130800
	Full Upper	FRAME	768	56200
	Qtr Story	FRAME	768	3060
	Basement		728	13760
	Subtotal			203820
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall			P		
Panelled Wall		X			
Unfinished Wall	X				X
Floor/Hardwood		X	X		
Floor/Carpet		X			
Floor/Tile-Lino		L			
Number of Rooms	3	6	3		1
Bedrooms		1	3		
Central Heat			A		
FORCED AIR					
Central A/C			A		
Plumbing					
Standard		1			
Extra 3 Fixture		1			

Air Conditioning		4500
Plumbing		2100
Extra Features		7140
Total Value		217560
PUB SIDEWALK		
Neighborhood:		
Code:		3620
Dwl/Gar/NC%		1.5500

	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		2560		C	OLD/GD	217560	.40		202330
2	Garage		24X26	624		C	1965AV	14980	.65		8130
3	P	*NV PAT0	8X26	208			OLD/	0			0
4	Pool	*PP		0			2021AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	66.0000	66.00	120	89	138	123	8120	8120

Call Back: Sign: PSN Date: 2015-04-08 Lister: