PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-810022.0000 RES
MM02 2026

sale

2023 STEPHENS PATRICIA E	2001-05-02	
2024 STEPHENS PATRICIA E	2001-05-02	
2025 STEPHENS PATRICIA E	2001-05-02	
2026 STEPHENS PATRICIA E	2001-05-02 PT SW 1/4 32 .43A	
900 W FRANKLIN ST	1CT	
	$0	
KENTON OH 43326		

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

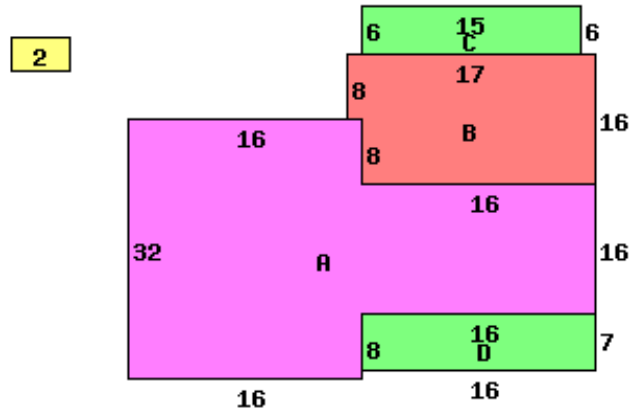
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	.4300	.4300	.4300	.4300	.4300			
Land100%	9600	9600	9600	9600		9600	11030	11040
Bldg100%	94630	94630	94630	94630		94630	130230	130220
Totl100%	104230t	104230t	104230t	104230t		104230t	141260t	141260t
Cauv100%								
Tax Value:								
Land 35%	3360	3360	3360	3360		3360	3860	3860
Bldg 35%	33120	33120	33120	33120		33120	45580	45580
Totl 35%	36480t	36480t	36480t	36480t		36480t	49440t	49440t
Hmstd35%								
Owner Oc	32.28	32.24	32.16	32.16	32.16			
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	1098.68	1136.96	1114.50	1114.50	1114.50			
Sp-Asmnt	21.79	34.60	34.60	34.60				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		768		a	*MAIN
1	B/C	A		264		b	ADDTN
	OFP	P		90	2700	c	PORCH
	OFP	P		112	3360	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
198	1	2001-05-02	STEPHENS PATRICIA E	1CT *	0	4490	44310

Year	Land	Bldg	Total	Net Tax
2022	2820	28250	31070	1021.04
2021	2820	28250	31070	1024.80

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



900 W FRANKLIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	BRICK	1032	114230
	Full Upper	BRICK	768	61960
	Basement		256	5030
	Subtotal			181220
Shingle	Roof	HIP		

	B	1	2	U	A
Plaster/Drywall		P	P		
Unfinished Wall	X				
Floor/Pine		X	X		
Floor/Carpet		X			
Floor/Tile-Lino		L			
Number of Rooms		1	4	3	
Bedrooms		1	3		
Central Heat FORCED AIR		X			
Plumbing Standard		1			

Heating	-890
Extra Features	6060
Total Value	186390
PUB ELECTRIC	
PUB GAS	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	3670
Dwl/Gar/NC%	1.5000

	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		1800		C	1893AV	186390	.55		125810
2	Garage	B 0	15X20	300		C	1920AV	8400	.65		4410

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.4300				17250	17250	11040	11040

Call Back: Sign: PSN Date: 2014-11-18 Lister:

36-810022.0000-v082020R