

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110015.0000
MM08

RES
2025

sale

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

2022	RALL JERRY L	2016-04-29	
2023	RALL JERRY L	2016-04-29	
2024	RALL JERRY L	2016-04-29	
2025	RALL JERRY L	2016-04-29	WYKOFFS PT OL 8
	832 W FRANKLIN ST		LWD
	KENTON OH 43326	\$78,000	

Tax Year	2022	2023	2024	2025	2025	
Prop Cls	510	510	510	510	510	CAMA 510
Acres						
Land100%	8970	12860	12860	12860	12860	12870
Bldg100%	86230	99660	99660	99660	99660	99670
Totl100%	95200t	112510t	112510t	112510t	112510t	112540t
Cauv100%						
Tax Value:						
Land 35%	3140	4500	4500	4500	4500	4500
Bldg 35%	30180	34880	34880	34880	34880	34880
Totl 35%	33320t	39380t	39380t	39380t	39380t	39390t
Hmstd35%				38250	38250	
Owner Oc	32.32	34.84	34.82	33.72	33.72	hmstd 4500 l 33750 b
Hmstd RB						
Net Tax	1524.16	1584.34	1678.10	1667.90	1667.90	
Sp-Asmnt	23.90	23.90	35.44	35.44		

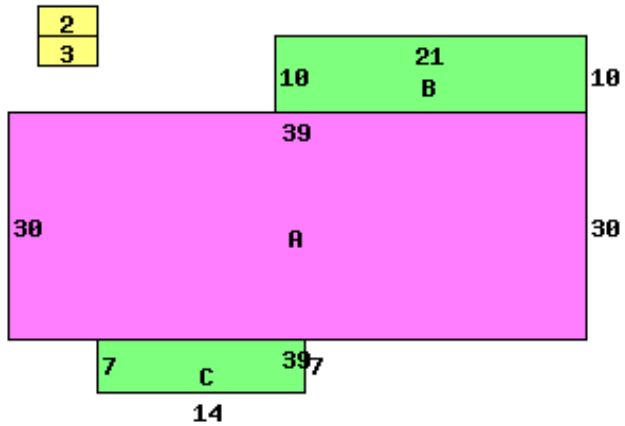
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1170		a	*MAIN
	EFP	P		210	8400	b	PORCH
	STP	P		98	390	c	PORCH

#: 80, L/W
361100800000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
146	1	2016-04-29	RALL JERRY L	LWD	78000	7170	50660
177	1	2016-04-26	CAHILL ENTERPRISE PLUS LT	1QC *	0	7170	50660
579	1	2015-11-03	CAHILL ENTERPR	1QC *	15000	7170	50660
258	1	2015-06-30	REINEKE HITES REBECCA ETA	1QC *	0	7170	50660
47	1	2008-01-29	REINEKE ELAINE K	1QC *	0	6230	66710

Year	Land	Bldg	Total	Net Tax
2021	3140	30180	33320	1529.84
2020	3140	30180	33320	1324.30

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



832 W FRANKLIN ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1170 103650
	Subtotal		103650
Metal	Roof	GABLE	
B 1 2 U A			
Plaster/Drywall	P	Fireplaces	2000
Floor/Hardwood	X	Air Conditioning	2080
Floor/Pine	X	Extra Features	8790
Number of Rooms	6	Total Value	116520
Bedrooms	3		
Fireplace		PUB SIDEWALK	
Openings	1	Neighborhood:	
Stacks	1	Code:	3670
Central Heat	A	Dwl/Gar/NC%	1.0900
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	Area	Rate	Grade	Cond	Value	Dpr	Dpr
2 Garage		24X30	720	C	1962VG	104870	.28	82300
3 P	OPF	6X24	144	C	2016AV	17280	.25	14130
					2016AV	4320	.25	3240
		acres/	effective	depth	effective	extended	true	
front lot		frontage	frontage	depth	rate	value	value	
		90.0000	90.00	286	119	120	143	12870 12870