PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110015.0000 RES
MM08 2026

sale

2023 RALL JERRY L	2016-04-29	
2024 RALL JERRY L	2016-04-29	
2025 RALL JERRY L	2016-04-29	
2026 RALL JERRY L	2016-04-29	WYKOFFS PT OL 8
832 W FRANKLIN ST	1WD	
	$78,000	
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	510	510	510	510	0	510	510	510
Acres								
Land100%	12860	12860	12860	12860		12860	14770	14760
Bldg100%	99660	99660	99660	99660		99660	135940	135940
Totl100%	112510t	112510t	112510t	112510t		112510t	150710t	150700t
Cauv100%								
Tax Value:								
Land 35%	4500	4500	4500	4500		4500	5170	5170
Bldg 35%	34880	34880	34880	34880		34880	47580	47580
Totl 35%	39380t	39380t	39380t	39380t		39380t	52750t	52750t
Hmstd35%			38250	38250		38250	51620	
Owner Oc	34.84	34.82	33.72	33.72	33.72	hmstd 4500 l	33750 b	
Hmstd RB								
Net Tax	1584.34	1678.10	1667.90	1667.90	1667.90			
Sp-Asmnt	23.90	35.44	35.44	35.44				

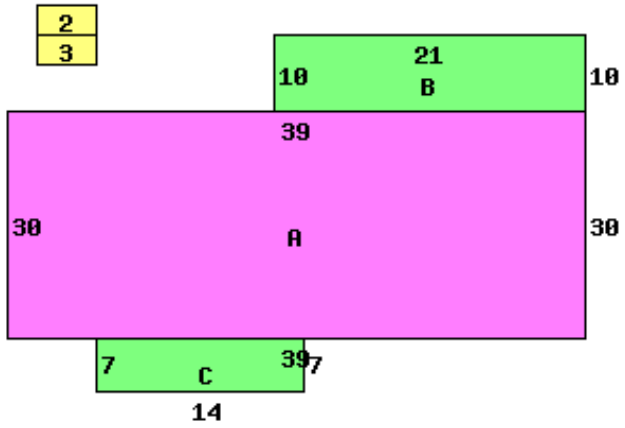
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1170		a	*MAIN
	EFP	P		210	8400	b	PORCH
	STP	P		98	390	c	PORCH

#: 80, L/W
361100800000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
146	1	2016-04-29	RALL JERRY L	1WD		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
2022	3140	30180	33320	1524.16
2021	3140	30180	33320	1529.84

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

			Sq-Ft	Value
Story Height 1				
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		
		PUB SIDEWALK	
Fireplace			
Openings	1	Neighborhood:	
Stacks	1	Code:	3670
Central Heat	A	Dwl/Gar/NC%	1.5000
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1170		C-	1962VG	104870	.28		113260
2	Garage		24X30	720		C	2016AV	17280	.25		19440
3	P	OFP	6X24	144		C	2016AV	4320	.25		3240

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	90.0000	90.00	286	119	138	164	14760	14760

Call Back: Sign: PSN Date: 2017-05-31 Lister:

36-110015.0000-v082020R