

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110020.0000
MM14

RES
2025

sale

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

2022 WALLACE KELSEY A	2011-08-01
2023 WALLACE KELSEY A	2011-08-01
2024 WALLACE KELSEY A	2011-08-01
2025 WALLACE KELSEY A	2011-08-01 WYKOFFS PT OL 7
833 W FRANKLIN ST	LWD
KENTON OH 43326	\$77,400

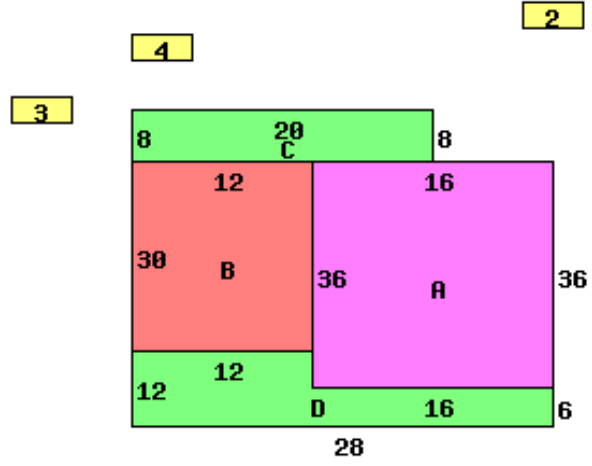
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	6060	8630	8630	8630	8640
Bldg100%	96940	127110	127110	127110	127110
Tot1100%	103000t	135740t	135740t	135740t	135750t
Cauv100%					
Tax Value:					
Land 35%	2120	3020	3020	3020	3020
Bldg 35%	33930	44490	44490	44490	44490
Totl 35%	36050t	47510t	47510t	47510t	47510t
Hmstd35%					
Owner Oc	34.98	42.04	42.00	41.88	
Hmstd RB					
Net Tax	1649.04	1911.40	2024.56	2011.06	
Sp-Asmnt	22.09	22.09	37.80	37.80	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		576			
1 BA	F	A		360		b	ADDTN
	FFP	P		160	6400	c	PORCH
	OFF	P		240	7200	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
305	1	2011-08-01	WALLACE KELSEY A	LWD	77400	6430	66710
8	1	2011-01-06	JONES CHARLOTTE S	LWD *	35575	6430	66710
474	1	2010-10-18	FEDERAL HOME LOAN MORTGAG	LSH *	46667	6430	66710
156	1	2006-04-06	SMITH CINDY L	1AF *		6000	52910
131	1	2000-04-11	SMITH FLOYD & CINDY L	LWD *	0	5460	39490

Year	Land	Bldg	Total	Net Tax
2021	2120	33930	36050	1655.18
2020	2120	33930	36050	1432.80

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



833 W FRANKLIN ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	936 102510
	Full Upper	FRAME	576 47420
	Qtr Story	FRAME	576 2400
	Basement		792 14820
	Subtotal		167150
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	P P	Plumbing	2100
Unfinished Wall	X	Extra Features	13600
Floor/Hardwood	X X	Total Value	182850
Floor/Carpet	X		
Number of Rooms	1 3 3 1	PUB PAVED ST/RD	
Bedrooms	3		
Central Heat	A	Neighborhood:	
HOT WATER		Code:	3670
Plumbing		Dwl/Gar/NC%	1.0900
Standard	1		
Extra 3 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	Area	Rate	C	Cond	Value	Dpr	Dpr	Value
2 Shed	*PP F 0	8X8	64		OLD/GD	182850	.40		119580
3 Garage	F	24X24	576	C	OLD/	0			0
4 PAT	*PP		0		2006AV	13820	.50		7530
					OLD/	0			0
front lot	acres/	effective	depth	actual	effective	extended	true		
	frontage	frontage	depth	factor	rate	value	value		
	60.0000	60.00	300	120	144	8640	8640		