

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110021.0000
MM13

RES
2025

sale

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

2022 EDLER ROBERT M & ERIC	2007-07-17
2023 EDLER ROBERT M & ERIC	2007-07-17
2024 EDLER ROBERT M & ERIC	2007-07-17
2025 EDLER ROBERT M & ERICA	2007-07-17 WYKOFFS PT OL 7
829 W FRANKLIN ST	lwd
KENTON OH 43326	\$71,700

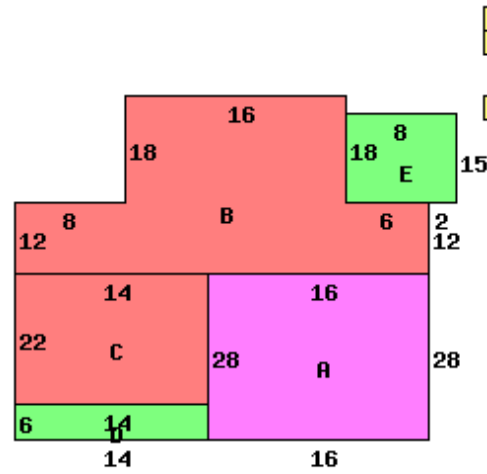
Tax Year	2022	2023	2024	2025	2025	
Prop Cls	510	510	510	510	510	CAMA 510
Acres						
Land100%	6060	8630	8630	8630	8630	8640
Bldg100%	92830	124910	124910	124910	124910	124900
Totl100%	98890t	133540t	133540t	133540t	133540t	133540t
Cauv100%						
Tax Value:						
Land 35%	2120	3020	3020	3020	3020	3020
Bldg 35%	32490	43720	43720	43720	43720	43720
Totl 35%	34610t	46740t	46740t	46740t	46740t	46740t
Hmstd35%				45320	45320	
Owner Oc	33.58	41.36	41.32	39.96	39.96	hmstd 3020 l 42300 b
Hmstd RB						
Net Tax	1583.18	1880.42	1991.74	1979.70	1979.70	
Sp-Asmnt	21.96	21.96	37.58	37.58		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		448			
1 B	F	A		648		b	ADDN
1H	F/C	A		308		c	ADDN
	OPF	P		84	2520	d	PORCH
	DK	P		120	1800	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
362	1	2007-07-17	EDLER ROBERT M & ERICA	lwd	71700	6000	80510
750	1	1997-12-11	ALLOWAY MATTHEW R	lwd	63000	5770	44430
754	1	1989-09-07		lwd	42400	0	30110

Year	Land	Bldg	Total	Net Tax
2021	2120	32490	34610	1589.08
2020	2120	32490	34610	1375.58

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



829 W FRANKLIN ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level			
	Main	FRAME	1404 111000
	Full Upper	FRAME	448 40160
	Part Upper	FRAME	308 17980
	Basement		162 3410
	Subtotal		172550
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	P P	Plumbing	2100
Panelled Wall	X	Extra Features	4320
Unfinished Wall	X	Total Value	178970
Floor/Carpet	X X		
Floor/Tile-Lino	L	PUB PAVED ST/RD	
Number of Rooms	1 5 4		
Bedrooms	1 3	Neighborhood:	
		Code:	3670
Central Heat	A	Dwl/Gar/NC%	1.0900
HOT WATER			
Plumbing			
Standard	1		
Extra 3 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 F/C		Rate	Cond	Value	Dpr	Dpr	Value
2 Garage		16X26	416	C	1940GD	178970	.40	117050
3 Pool	*PP		0	C	1978AV	9980	.65	3810
4 P	DK		490	C	2008AV	7350	.45	4040
5 Shed	*PP	6X8	48	OLD/		0		0

front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
	60.0000	60.00	300	120	120	144	8640	8640