PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110021.0000 RES
MM13 2026

sale

2023	EDLER ROBERT M & ERIC	2007-07-17
2024	EDLER ROBERT M & ERIC	2007-07-17
2025	EDLER ROBERT M & ERIC	2007-07-17
2026	EDLER ROBERT M & ERICA	2007-07-17 WYKOFFS PT OL 7
	829 W FRANKLIN ST	1WD
		$71,700
	KENTON OH 43326	

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

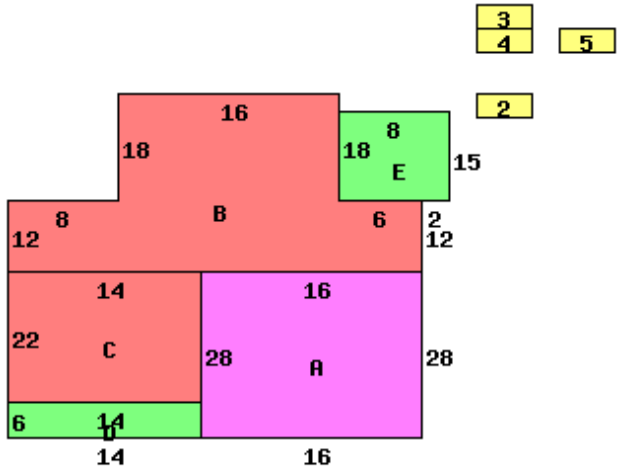
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	8630	8630	8630	8630		8630	9970	9960
Bldg100%	124910	124910	124910	124910		124910	170340	170350
Totl100%	133540t	133540t	133540t	133540t		133540t	180310t	180310t
Cauv100%								
Tax Value:								
Land 35%	3020	3020	3020	3020		3020	3490	3490
Bldg 35%	43720	43720	43720	43720		43720	59620	59620
Totl 35%	46740t	46740t	46740t	46740t		46740t	63110t	63110t
Hmstd35%			45320	45320		45320	61700	
Owner Oc	41.36	41.32	39.96	39.96	39.96	hmstd 3020 l	42300 b	
Hmstd RB								
Net Tax	1880.42	1991.74	1979.70	1979.70	1979.70			
Sp-Asmnt	21.96	37.58	37.58	37.58				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		448		a	*MAIN
1 B	F	A		648		b	ADDTN
1H	F/C	A		308		c	ADDTN
	OFP	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 J	1WD	71700	6000	80510
750	1	1997-12-11	ALLOWAY MATTHEW R	1WD	63000	5770	44430
754	1	1989-09-07		1WD	42400	0	30110

Year	Land	Bldg	Total	Net Tax
2022	2120	32490	34610	1583.18
2021	2120	32490	34610	1589.08

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

			Sq-Ft	Value
Story Height 2				
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%	1.5000
HOT WATER			
Plumbing			
Standard	1		
Extra 3 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 F/C		2160		C	1940GD	178970	.40		161070
2	Garage		16X26	416		C	1978AV	9980	.65		5240
3	Pool	*PP		0			2008AV	0			0
4	P	DK		490		C	2008AV	7350	.45		4040
5	Shed	*PP	6X8	48			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	60.00	300	120	138	166	9960	9960

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

36-110021.0000-v082020R