

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-110026.0000  
C54

RES  
2025

sale

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

2022 SHEWELL STEPHANIE L	2020-06-25
2023 SHEWELL STEPHANIE L	2020-06-25
2024 SHEWELL STEPHANIE L	2020-06-25
2025 SHEWELL STEPHANIE L	2020-06-25
769 W FRANKLIN ST	WYKOFFS PT OL 2-3
	1AF
KENTON OH 43326	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	7510	10660	10660	10660	10660
Bldg100%	94710	96230	96230	96230	96230
Totl100%	102230t	106890t	106890t	106890t	106890t
Cauv100%					
Tax Value:					
Land 35%	2630	3730	3730	3730	3730
Bldg 35%	33150	33680	33680	33680	33680
Totl 35%	35780t	37410t	37410t	37410t	37410t
Hmstd35%	35190	36790	36790	36790	
Owner Oc	34.14	32.56	32.52	32.44	hmstd 3730 l 33060 b
Hmstd RB					
Net Tax	1637.28	1505.62	1594.72	1584.06	
Sp-Asmnt	22.16	22.16	35.33	35.33	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		720			
1	F/C	A		161		b	ADDTN
	OP	P		154	4620	c	PORCH
	EFP	P		230	9200	d	PORCH

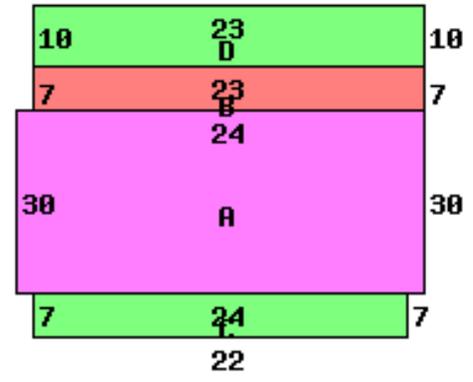
6-25-2020 TRANSFER ON DEATH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
256	1	2020-06-25	SHEWELL STEPHANIE L	1AF *	0	7140	77200
390	1	2010-08-18	SHEWELL STEPHANIE L	1WD	87500	9860	74630
304	1	2005-05-19	GUNN JEREMY & GENALYN	1	90000	6740	64200
93	1	2002-03-05	MILLER RYAN E & ROBIN E	1QC *	0	6690	52340
504	1	2000-08-28	MARTINO DEAN E	1WD	76500	6690	52340
990	7	1993-10-05	BEACH GORDON S & CAROLYN	7WD *	0	0	41200

Year	Land	Bldg	Total	Net Tax
2021	2630	33150	35780	1643.38
2020	2630	33150	35780	1422.64

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

3  
4  
2



769 W FRANKLIN ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	881 100420
	Full Upper	FRAME	720 54360
	Basement		720 13610
	Subtotal		168390
Shingle	Roof	GABLE	
Plaster/Drywall	D D		Air Conditioning 1600
Panelled Wall	X		Plumbing 1400
Unfinished Wall	X		Extra Features 13820
Floor/Carpet	X X		Total Value 185210
Number of Rooms	1 5 3		
Bedrooms	3		PUB PAVED ST/RD
Central Heat	A		Neighborhood:
FORCED AIR			Code: 3670
Central A/C	X		Dwl/Gar/NC% 1.0900
Plumbing			
Standard	1		
Extra 2 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	1601		C	OLD/AV	185210	.55		90850
2 Garage		18X22 396		C	OLD/AV	9500	.65		3620
3 Shed	1 F	10X22 220		D	1997AV	2550	.55		1150 CONCRET FL
4 Shed	1 F	10X18 180		D	1989AV	1730	.65		610
front lot	acres/	effective	depth	actual	effective	extended	true		
	frontage	frontage	depth	factor	rate	value	value		
front lot	66.0000	66.00	380	122	120	146	9640		9640
front lot	8.0000	8.00	170	106	120	127	1020		1020